

Inventory & Check In



Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
Sample City
London
AB1 2CD



Carried Out

**October
1st 2026**

Contents

Disclaimers 2

Areas 4

 Schedule of Condition 4

 Meter Readings 5

 Keys Handed Over At Check In 5

 Health & Safety | Smoke & Carbon Monoxide Alarms 5

 Front Patio Area 6

 Entrance & Hallway 7

 Utility Room / Area 12

 Bathroom 18

 Reception & Extended Area 23

 Bedroom One 32

 En-Suite to Bedroom One 38

 Bedroom Two 44

 Kitchen 49

 Rear Courtyard 56

Declaration 57

Disclaimers

This inventory has been prepared by Inventory Bee to provide an accurate "as seen snapshot" of the property and its contents at the time of inspection. It serves as a fair and objective record of the internal condition and items present. Whilst it identifies the condition of recorded items, it is not intended to be a detailed technical description of every piece of furniture, nor does it constitute a structural survey report.

The Inventory Clerk is not a specialist in materials, antiques, or valuations, nor are they qualified surveyors. Consequently, they are not required to verify if items are authentic, made of precious materials, or brand new, even if they appear to be so.

Items in Storage & Access

Please note that items kept in lofts, cellars, locked rooms, garages, or sheds which are not specifically noted in this report are the sole responsibility of the landlord. While every effort is made to inspect all areas, Inventory Bee cannot be held responsible for items not recorded if access was restricted or unsafe. Furthermore, heavy furniture or appliances will not be moved, so observations may be limited where visibility is obstructed.

Tenants in Situ

If this inventory was completed while tenants were already occupying the property, it may be difficult to distinguish between landlord and tenant possessions. In such instances, or where access is restricted, the report may contain inaccuracies for which Inventory Bee accepts no liability.

Validation

We strongly recommend that both landlords and tenants review this document to confirm its accuracy. Any queries or discrepancies must be reported directly to Inventory Bee within 7 days of the inspection date. Please note that this timescale may vary if subject to specific letting agent criteria.

SAFETY DISCLAIMER

This document is purely a record of the furniture, furnishings, and equipment present at the property. It is **not** a guarantee of safety or working order, merely a record that items exist and their superficial condition. No electrical or gas appliances have been tested for functionality, and their working state may differ following use.

The Inventory Clerk is not a qualified electrician, nor an expert in Housing Health and Safety Rating System (HHSRS) or Fire Regulations. While they may note obvious visual issues, they are not required to report on compliance with safety legislation.

UTILITY METERS

Readings and serial numbers for gas, electricity, water, oil, and propane are recorded as a courtesy service, provided access is safe and accessible. Meters located in unsafe areas or conditions will not be read, and clients will be notified accordingly.

Oil and propane levels are measured via electronic devices or external visual inspection. We do not estimate levels or physically dip tanks.

GUIDANCE NOTES

Inventory Bee produces professional inspection reports designed to be clear and comprehensive. The following information explains how this document should be interpreted and used.

THE INVENTORY

An inventory is a written and photographic record taken at a specific moment in time. It details the components and contents of the property "as seen" by the Clerk. This serves as the baseline reference for the property's condition. Additional notes may be added by all parties to enhance accuracy.

IMPORTANT: Unless otherwise stated next to an item, all listed items are assumed to be in good working order and condition, though not necessarily new or perfect.

Fair wear and tear is not assessed at the start of the tenancy, though the Clerk may note the apparent age or condition to assist with future identification.

THE CHECK-IN

This report confirms the accuracy of the inventory at the start of the tenancy, signed off by the tenant and Clerk. It typically includes meter readings and key collections. It may be issued with or separate from the main inventory and is essential evidence for the check-out process.

THE CHECK-OUT

This inspection identifies any changes in condition or content since the start of the tenancy. It is not a duplicate inventory; rather, it highlights differences to help determine liability for damages, loss, or cleaning standards.

The Clerk may offer an opinion on whether changes are due to tenant action or fair wear and tear. However, they do not assess financial liability or costs; this is determined by the landlord or agent, supported by quotes or receipts where necessary.

Please note: If the property is not ready for inspection upon vacating, a return visit will be required, and an additional fee will apply.

STANDARDS EXPECTED AT CHECK-OUT

CLEANING

The property must be left in a thoroughly clean condition. Particular attention should be paid to bathrooms, windows, floors, woodwork, and all kitchen appliances (ovens, hobs, extractors, fridges, etc.). All carpets must be vacuumed and professionally cleaned. If the standard is unsatisfactory, professional cleaners will be employed, and the cost deducted accordingly.

CROCKERY & UTENSILS

Items will be checked for chips, cracks, burns, and damage. Where damage exceeds normal wear and tear, replacement or repair costs will be applied.

DECORATIONS

Minor marks from everyday living are expected, but excessive marks, stains, or damage will be charged for. This includes holes, nails/screws, crayon marks, scratches to woodwork, or torn wallpaper.

BEDS & BEDDING

Mattresses and beds are inspected for new stains or damage. Costs for cleaning or replacement will be charged as appropriate. All provided linen must be returned laundered or dry cleaned; failure to do so will result in laundry fees being applied.

POLISHED FURNITURE

Please take care to protect polished surfaces. We check for scratches, water marks, and damage to joints. Repair and re-polishing costs can be high, so negligence in this area will be charged.

KEYS

All keys issued must be returned at the end of the tenancy. Loss of keys will result in charges for replacement and lock changes.

GARDENS

If no gardener is employed, tenants are expected to maintain lawns, borders, and general tidiness throughout the tenancy. If the garden is left in a poor state compared to the start, the cost of professional gardening work may be deducted and charged by the landlord or letting agent.

1. SCHEDULE OF CONDITION		
Ref	Name	Condition
1.1	General Overview	In good overall condition. Property shows general signs of age in some areas. Imperfections observed to several areas, fixtures, fittings and other items.
1.2	General Cleanliness	Cleaned to a professional standard with some omissions observed. - Dust accumulation noted to skirting boards in several rooms and areas. - Debris and some soiling present to shelving sections, countertops and some window sills.
1.3	Decorative Order	Numerous scuff marks visible to walls throughout; consistent with normal occupation and general wear.
1.4	Ceiling(s)	In good clean condition - except where noted.
1.5	Wall(s)	Numerous scuff marks visible to walls throughout; consistent with normal occupation and general wear.
1.6	Hard Flooring / Carpets	General light surface scratches observed in several areas. Refer to individual rooms for further details.
1.7	Woodwork	In good clean condition - except where noted.
1.8	Window(s)	In good overall condition. All units fully operable.
1.9	Curtains & Blinds	In good clean condition - except where noted.
1.10	Kitchen Area	In good overall condition. Some general wear observed, consistent with age.
1.11	Appliances	Cleaned to a professional standard. Refrigerator in Kitchen is brand new.
1.12	Bathroom & En Suite	Cleaned to a professional standard. Refer to individual rooms for further details on noted imperfections.
1.13	Fixtures & Fittings	In good overall condition. Some items show imperfections. Refer to individual rooms for further details.
1.14	Contents / Furnishings	In good overall condition. Some items show imperfections and stains. Refer to individual rooms for further details.
1.15	Mattress(s)	In good clean condition - no stains visible.
1.16	Upholstery	Some stains visible to sofa cushions and armrests.
1.17	Front Patio Area	In good overall condition.

1. SCHEDULE OF CONDITION (CONT.)

1.18	Rear Courtyard / Cellar	In fair condition overall.
------	-------------------------	----------------------------

2. METER READINGS

Ref	Type	Location	Serial No.	Reading
2.1	Electric Meter	Communal Hallway Cupboard Located Within Main Building.	DOOA28659.	73113 kWh.
2.2	Gas Meter	Smaller Cupboard Located Within Utility Room / Area.	G4 A0238194 00 01.	33319.358 m³.
2.3	Water Meter	Smaller Cupboard Located Within Utility Room / Area.	313612560.	000062.533 m³.



01 Oct 2026 17:35

Ref #2.1



01 Oct 2026 16:24

Ref #2.2



01 Oct 2026 16:25

Ref #2.3

3. KEYS HANDED OVER AT CHECK IN

Ref	Name	Description
3.1	Sets	2x Yale Keys for Front Door. 2x Brass Mortice Keys.
3.2	Additional Keys	A range of keys found in console table drawer upon entry to Reception Room.



01 Oct 2026 16:57

Ref #3.1

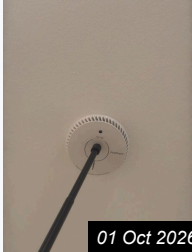


01 Oct 2026 17:22

Ref #3.2

4. HEALTH & SAFETY | SMOKE & CARBON MONOXIDE ALARMS

Ref	Name	Location Room & Floor	Test Result
4.1	Smoke Alarm(s)	1x Reception Area.	Tested - audible sound emitted, confirmed in working order. No expiry date visible.

4. HEALTH & SAFETY SMOKE & CARBON MONOXIDE ALARMS (CONT.)			
4.2	Heat Sensor Alarm(s)	2x Kitchen.	Tested - audible sound emitted, confirmed in working order. No expiry date visible.
4.3	Carbon Monoxide Alarm(s)	1x Utility Room / Area. <i>Update: There are now 2x CO alarms - one in working order, one missing batteries.</i>	Pre-existing CO alarm; missing batteries. Expiry date marked 06/01/2033. New alarm supplied and fitted - audible sound emitted, confirmed in working order. No expiry date visible on replacement unit.
 01 Oct 2026 16:11 Ref #4.1  01 Oct 2026 16:12 Ref #4.1  01 Oct 2026 16:10 Ref #4.2  01 Oct 2026 16:12 Ref #4.2			
 01 Oct 2026 16:10 Ref #4.2  01 Oct 2026 16:12 Ref #4.2  01 Oct 2026 17:18 Ref #4.3  01 Oct 2026 17:19 Ref #4.3			

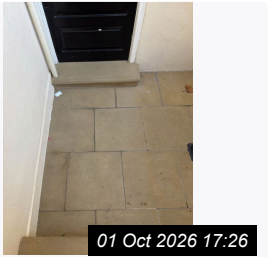
5. FRONT PATIO AREA			
Ref	Name	Description	Condition
5.1	General Overview		Area appears functional and in fair order.
5.2	Flooring & Paving	Large light beige stone flagstones laid throughout. 1x Black plastic drain cover inset to paving.	Surface generally intact; scattered leaves and minor debris present. Light soiling and faint marks visible in places.
5.3	Black Metal Gate	1x Black painted metal gate integrated with boundary railings.	Gate latched; appears secure. Handle slightly stiff to operate.
5.4	Walls	Smooth pale cream/off-white painted finish.	Minor surface marks and weathering consistent with exposure.
5.5	Lighting	1x Black lantern-style exterior wall light.	All in good, working order.
5.6	Steps & Staircase	Stone steps leading up; matching pale beige finish. Black metal spindle handrail fitted along outer edge.	Surfaces clean and in good order.

5. FRONT PATIO AREA (CONT.)

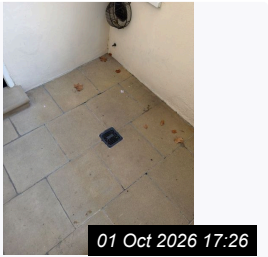
5.7	Fixtures & Fittings		
5.7.1	-	1x External bib tap with flexible white hose attached to wall. 1x Black downpipe running vertically down wall. 1x Black wire basket mounted low on wall. Mop and grey plastic bucket resting in corner. 1x Black panelled timber door.	Not tested. In used condition. Appears locked. Shared access with multiple flats within the main building. Interior not inspected.



Ref #5.2



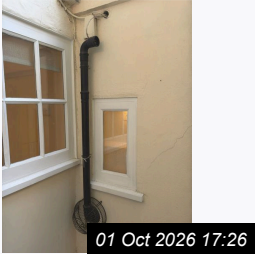
Ref #5.2



Ref #5.2



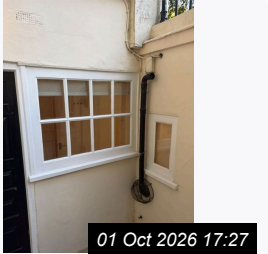
Ref #5.3



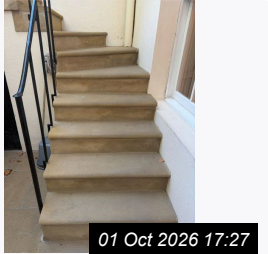
Ref #5.4



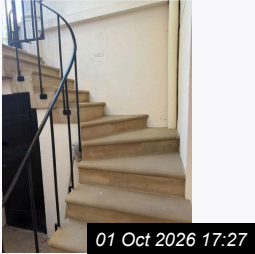
Ref #5.4



Ref #5.4



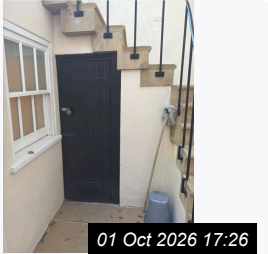
Ref #5.6



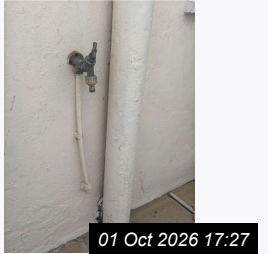
Ref #5.6



Ref #5.6



Ref #5.7.1



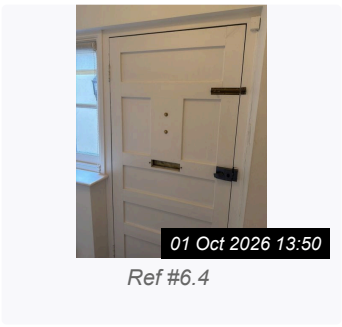
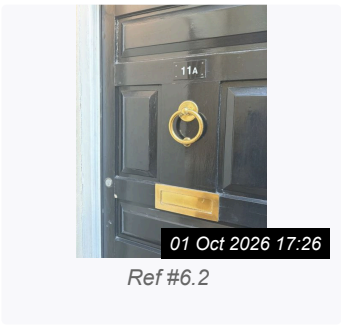
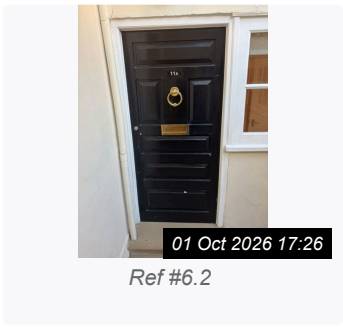
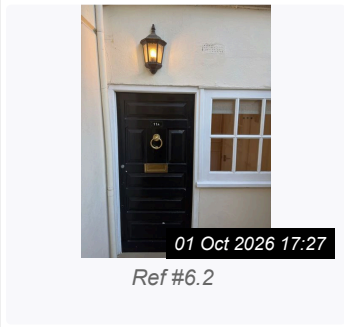
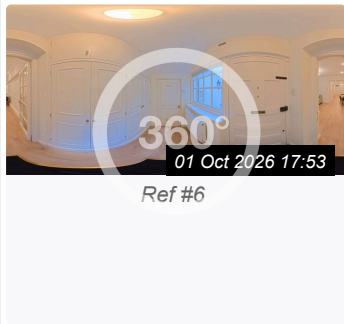
Ref #5.7.1

6. ENTRANCE & HALLWAY

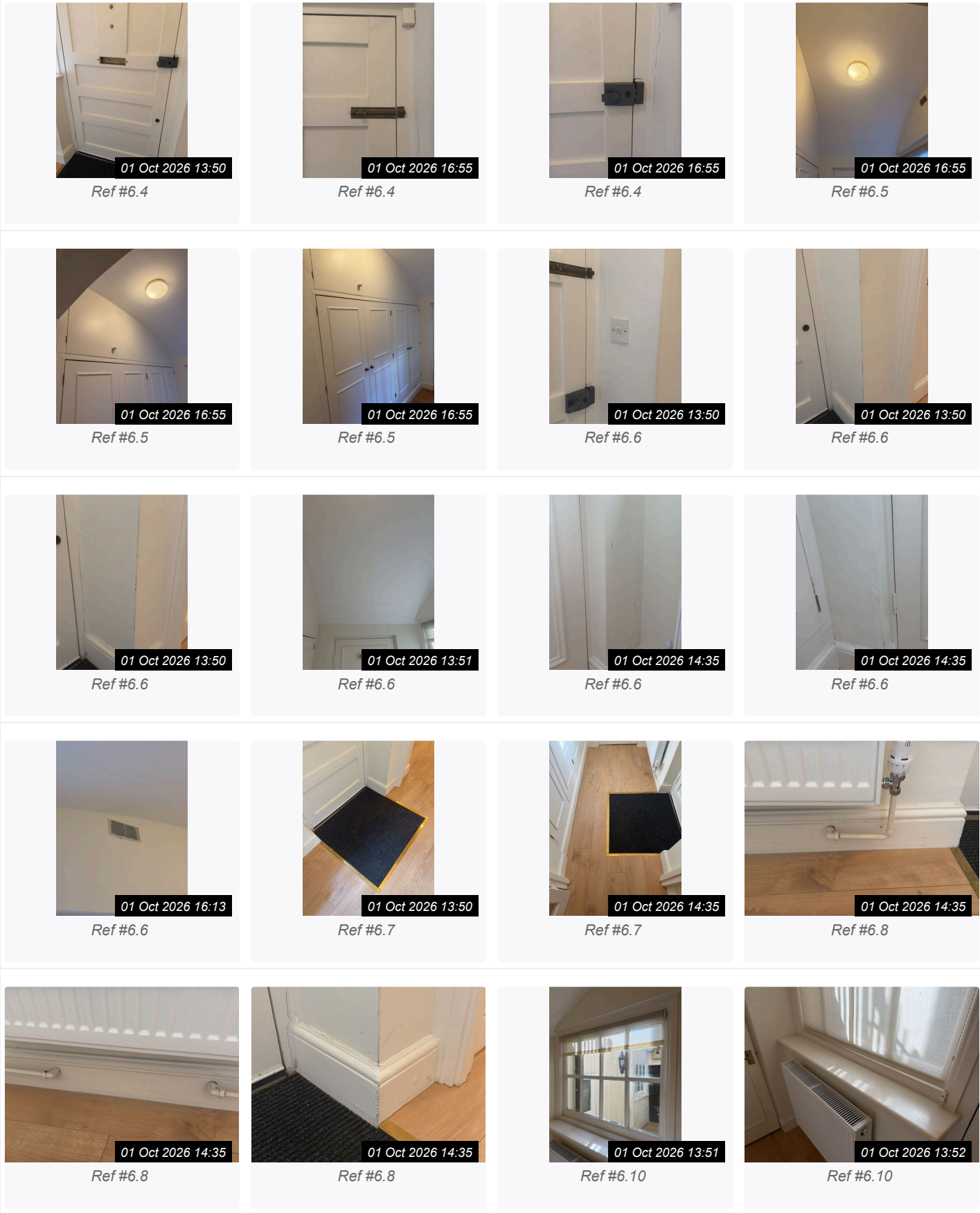
Ref	Name	Description	Condition
6.1	General Overview		Generally in good condition. Selective areas and items show imperfections, as highlighted within this section.
6.2	Exterior Door	Exterior front door, black panelled finish. Brass door knocker and letterbox fitted. Property number plate marked 11A.	Minor surface marks and scuffs visible to paintwork.
6.3	Exterior Door Frame	White-painted.	Some general imperfections noted to surface in places.

6. ENTRANCE & HALLWAY (CONT.)			
6.4	Interior Door	Interior front door, white panelled finish. 1x Night latch fitted. 1x Brass security slide bolt fitted to door edge.	Light scuff marks and surface wear visible to paintwork throughout. In good secure condition overall.
6.5	Ceiling	White-painted, sloped ceiling.	Distinct horizontal crack visible across plaster. Minor faint hairline cracks also present to upper sections.
6.6	Walls	White-painted.	Fine vertical crack visible adjacent to light switch and door frame. Minor surface scuffs and faint marks scattered across wall sections. Slight discolouration to paintwork in places. Small cracks and uneven paint finish at skirting and door frame junctions. General wear and light blemishes present throughout.
6.7	Flooring	Light oak engineered wooden flooring. Transition strip with gold-toned edging at inset mat section.	Minor surface scuffs visible in walkway areas. Appears generally clean and intact.
6.8	Skirting Boards	White-painted.	Light scuffs and surface marks visible across multiple sections. Minor paint cracking and unevenness noted at joints and corners. No significant damage or decay observed.
6.9	Fixtures & Fittings		
6.10	Window(s) / Sill	White painted timber style window frame. White-painted window sill.	In good overall condition and operable. Light discolouration and faint marks visible to sill surface, most prominent on RHS.
6.11	Blind	1x Cream roller blind. 1x Blind chain tensioner fitted to window frame base. Dimensions: 113cm width x 90cm drop.	Operates smoothly via side chain. In good clean condition - no damage or stains visible.
6.12	Lighting	1x Ceiling light fixture, flush mount with frosted glass cover and brass trim.	All in good, working order.
6.13	Switches	1x Double light switch, white plastic finish.	All in good, working order.
6.14	Heating	White double panel radiator. Manual valve fitted to lower left hand side; protective cap present. White thermostatic valve fitted to right hand side.	In good visual condition. Functionality not tested.

6. ENTRANCE & HALLWAY (CONT.)			
6.15	Built-In Cupboard	4x Panelled white doors with brass knobs. Overhead small access door with white knob. Walls: Painted white throughout. White-painted flooring section. Contents 1x White plastic waste bin. 1x Light wooden slatted shoe rack. 1x Philips cream/white iron. 1x Cordless vacuum cleaner with wall mounting dock. 1x Red plastic mop and bucket. 1x White dustpan and brush set. 1x Black plastic handle brush. Assorted mop and tool handles. 1x Double white plastic socket. Fuseboard / Consumer Unit White enclosed consumer unit, branded Elucian / Click. Labeled date of last inspection: 12/06/2023. Recommended next inspection: 12/06/2028.	Doors open and close smoothly; hinges and handles secure. Minor surface marks to paintwork. Scattered surface marks and scuffs visible. Vertical crack present to internal corner section. Minor unevenness and paint wear at joints and corners. Scuff marks and general wear visible to surface throughout. Dirty - in used condition. Appears in good condition. Appears in good condition - not tested. Appears in good condition - not tested. In used condition. In used condition. Tested for power - confirmed in working order. Appears intact; no visible damage to casing or internal components. Labels and warning notices present and legible. All switches in 'on' position at time of inspection.
6.16	Front Patio	Large light beige stone flagstones laid throughout. 1x Black plastic drain cover inset to paving.	Surface generally intact; scattered leaves and minor debris present. Light soiling and faint marks visible in places.



6. ENTRANCE & HALLWAY (CONT.)



6. ENTRANCE & HALLWAY (CONT.)



01 Oct 2026 13:52
Ref #6.10



01 Oct 2026 13:51
Ref #6.11



01 Oct 2026 16:29
Ref #6.11



01 Oct 2026 16:13
Ref #6.12



01 Oct 2026 16:55
Ref #6.13



01 Oct 2026 13:51
Ref #6.14



01 Oct 2026 13:51
Ref #6.14



01 Oct 2026 13:52
Ref #6.14



01 Oct 2026 13:53
Ref #6.15



01 Oct 2026 13:53
Ref #6.15



01 Oct 2026 13:53
Ref #6.15



01 Oct 2026 13:53
Ref #6.15



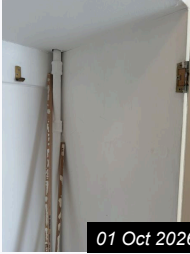
01 Oct 2026 13:54
Ref #6.15



01 Oct 2026 13:54
Ref #6.15



01 Oct 2026 13:54
Ref #6.15



01 Oct 2026 13:54
Ref #6.15



01 Oct 2026 13:54
Ref #6.15



01 Oct 2026 13:54
Ref #6.15



01 Oct 2026 13:54
Ref #6.15



01 Oct 2026 13:54
Ref #6.15

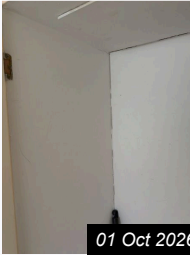
6. ENTRANCE & HALLWAY (CONT.)



01 Oct 2026 13:55
Ref #6.15



01 Oct 2026 13:55
Ref #6.15



01 Oct 2026 13:55
Ref #6.15



01 Oct 2026 13:55
Ref #6.15



01 Oct 2026 13:55
Ref #6.15



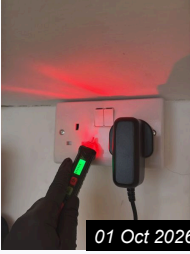
01 Oct 2026 13:55
Ref #6.15



01 Oct 2026 13:55
Ref #6.15



01 Oct 2026 16:21
Ref #6.15



01 Oct 2026 16:21
Ref #6.15



01 Oct 2026 16:22
Ref #6.15



01 Oct 2026 16:22
Ref #6.15

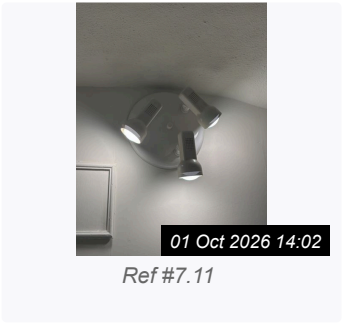
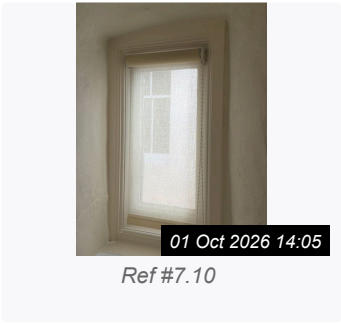
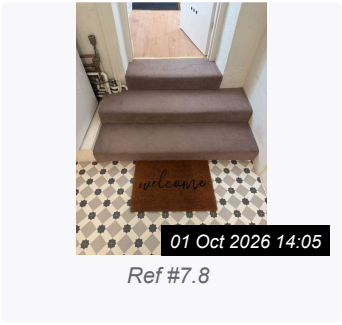
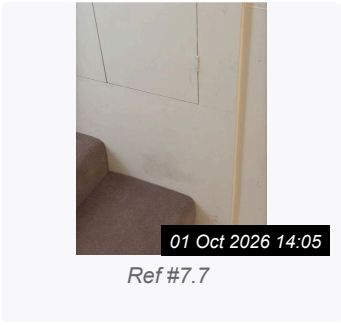
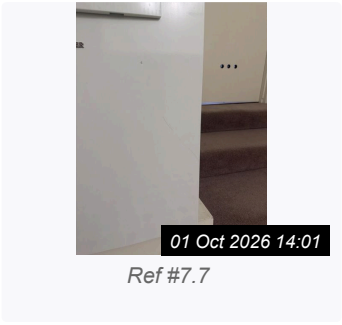
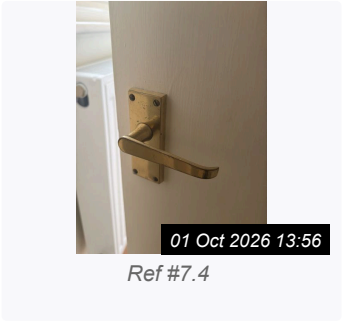
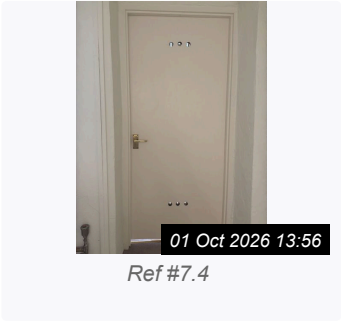
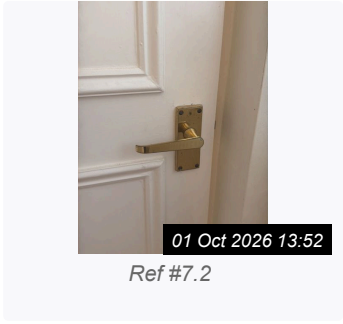
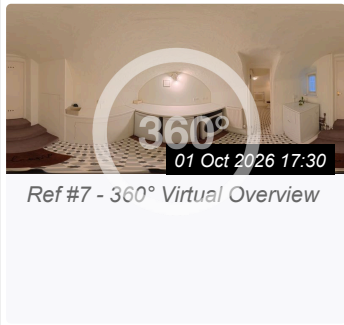
7. UTILITY ROOM / AREA			
Ref	Name	Description	Condition
7.1	General Overview		In good overall condition. Imperfections noted to selective areas and items, as outlined in this section. Damp-like odour detected upon opening the built-in cupboard. No visible water ingress, active damp or mould observed at time of inspection.
7.2	Exterior Door	White panelled interior door. 2x Brass ventilation grilles fitted, one upper and one lower. 1x Brass lever handle.	Minor scuffs and surface marks present to door face. Door operates smoothly; hinges and fixings appear secure. Minor surface wear and tarnishing visible to finish.
7.3	Exterior Door Frame	White-painted.	Appears in good condition.
7.4	Interior Door	Consistent with exterior.	General light scuffs seen to places.
7.5	Interior Door Frame	White-painted.	General imperfections to places. In good condition overall.

7. UTILITY ROOM / AREA (CONT.)			
7.6	Ceiling	White-painted - arched ceiling section.	Arched ceiling section shows unevenness to plaster finish throughout.
7.7	Walls	White-painted.	Fine surface marks/shading visible to stairwell section and panel joins. Faint scuff marks and surface discolouration in areas. Unevenness to wall/plaster finish throughout. Generally intact; no significant damage observed.
7.8	Flooring	Geometric black-and-white pattern tiled floor. Brown 'welcome' doormat positioned centrally. 3x Carpeted steps in beige/brown finish upon entry. Terracotta tiled section visible below appliances. Gold metallic threshold strip fitted between carpet and engineered wood flooring.	Minor scuffs and faint marks visible across surface. Grout lines show slight discolouration in places. General wear and light soiling consistent with use. General marks present to the tiles that are visible. Intact and secure.
7.9	Fixtures & Fittings		
7.10	Window(s) / Sill	White painted timber style window frame. White-painted window sill.	In good overall condition.
7.11	Lighting	1x White triple spotlight wall fixture.	All in good, working order.
7.12	Switches	1x Double light switch, white plastic finish. 2x Fuse switches - potentially for appliances.	All in good, working order.
7.13	Sockets	2x Double white plastic sockets.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.
7.14	Heating	1x White single panel radiator. Manual valve fitted to lower left hand side; protective cap in place. Thermostatic valve fitted to right hand side.	Minor surface marks and faint scuffs visible. Functionality not tested.
7.15	Boiler	Worcester MT10 Boiler.	Appears in good visual condition.

7. UTILITY ROOM / AREA (CONT.)

7.16	Built-in Under-Counter Cupboard	White cabinet with double doors. Interior / Contents 1x Wooden shelf to interior. 1x Stainless steel toilet brush and holder. 1x Grey window squeegee. 3x Light bulb boxes. 1x Clear plastic John Lewis cover. 1x Appliance instruction manual. 1x Grey plastic bucket.	Minor surface scuffs and faint marks visible to door faces. Damp-like odour detected upon opening the built-in cupboard. No visible water ingress, active damp or mould observed at time of inspection. All items appear in good condition.
7.17	Smaller Cupboard	Smaller built-in cupboard, white painted finish. Contains gas meter and associated pipework. A few paint pots seen inside.	Light scuff marks visible to door faces. Damp-like odour detected upon opening the built-in cupboard.
7.18	APPLIANCES		
7.19	Washing Machine	Freestanding Haier Washer Dryer. Model: HWD80-B14979.	Soap compartment and rubber door seal clear of residue and mould. Tested for power - confirmed in working order. Cycle functionality not confirmed.
7.20	Under-Counter Fridge	New World Under-Counter Refrigerator. Model: NW55UCLV3. Interior 3x Clear plastic door shelves. 3x Clear glass shelves. 1x Large salad crisper drawer. 1x Integrated light fixture with cover.	1x Crack visible to the back of the salad crisper drawer.
7.21	Under-Counter Freezer	New World Under-Counter Freezer. Model: NW55UCFV3. Interior 3x Clear plastic drawers. 1x White plastic ice tray.	In good overall condition. No damage visible to the compartments.
7.22	Additional Items		
7.22.1	-	1x Light grey plastic storage box. 1x Black CCTV camera unit. 1x Small leafy artificial plant in clear glass vase. 1x Carbon Monoxide Alarm.	Appears in good condition. Not tested. In good condition. Unit found disassembled; no batteries installed at time of inspection. <i>Replacement alarm was provided during the inspection.</i>

7. UTILITY ROOM / AREA (CONT.)



7. UTILITY ROOM / AREA (CONT.)



01 Oct 2026 13:52
Ref #7.12



01 Oct 2026 14:03
Ref #7.12



01 Oct 2026 14:03
Ref #7.13



01 Oct 2026 14:03
Ref #7.13



01 Oct 2026 14:03
Ref #7.13



01 Oct 2026 14:03
Ref #7.13



01 Oct 2026 14:00
Ref #7.14



01 Oct 2026 14:01
Ref #7.15



01 Oct 2026 14:01
Ref #7.15



01 Oct 2026 14:01
Ref #7.15



01 Oct 2026 14:04
Ref #7.16



01 Oct 2026 14:04
Ref #7.16



01 Oct 2026 14:04
Ref #7.16



01 Oct 2026 14:04
Ref #7.16



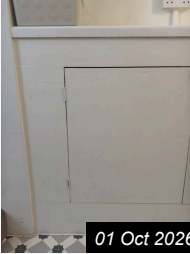
01 Oct 2026 14:04
Ref #7.16



01 Oct 2026 14:05
Ref #7.16



01 Oct 2026 14:05
Ref #7.16



01 Oct 2026 14:05
Ref #7.16



01 Oct 2026 16:16
Ref #7.16



01 Oct 2026 14:05
Ref #7.17

7. UTILITY ROOM / AREA (CONT.)



01 Oct 2026 16:25

Ref #7.17



01 Oct 2026 16:25

Ref #7.17



01 Oct 2026 14:00

Ref #7.19



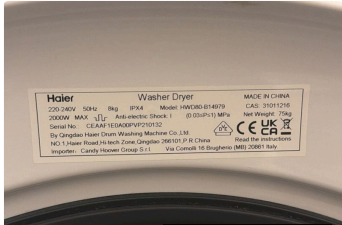
01 Oct 2026 14:00

Ref #7.19



01 Oct 2026 14:00

Ref #7.19



01 Oct 2026 14:00

Ref #7.19



01 Oct 2026 13:58

Ref #7.20



01 Oct 2026 13:58

Ref #7.20



01 Oct 2026 13:58

Ref #7.20



01 Oct 2026 13:59

Ref #7.20



01 Oct 2026 13:59

Ref #7.20



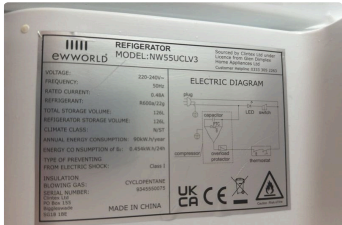
01 Oct 2026 13:59

Ref #7.20



01 Oct 2026 13:59

Ref #7.20



01 Oct 2026 13:58

Ref #7.20



01 Oct 2026 13:57

Ref #7.21



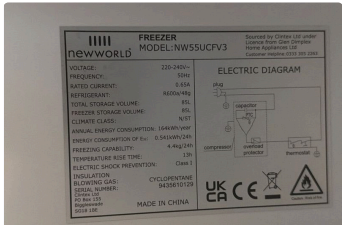
01 Oct 2026 13:57

Ref #7.21



01 Oct 2026 13:57

Ref #7.21



01 Oct 2026 13:57

Ref #7.21



01 Oct 2026 14:01

Ref #7.22.1



01 Oct 2026 14:02

Ref #7.22.1

7. UTILITY ROOM / AREA (CONT.)



01 Oct 2026 14:04

Ref #7.22.1

8. BATHROOM

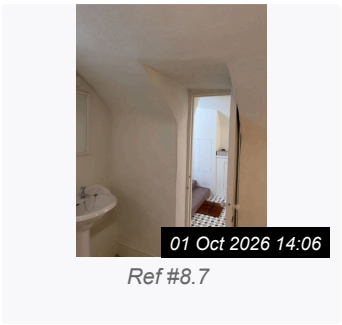
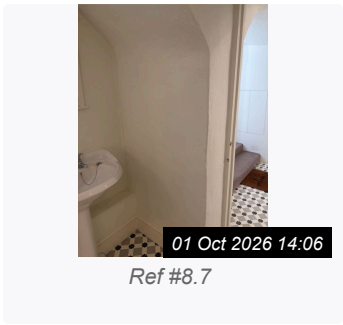
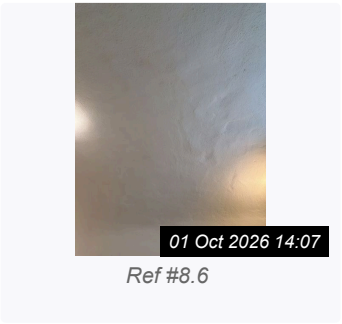
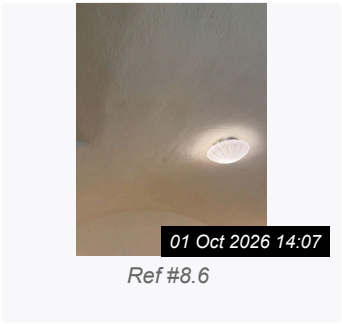
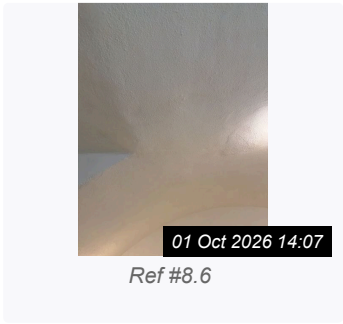
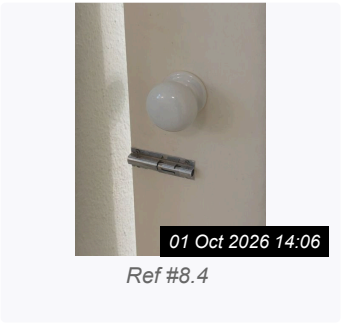
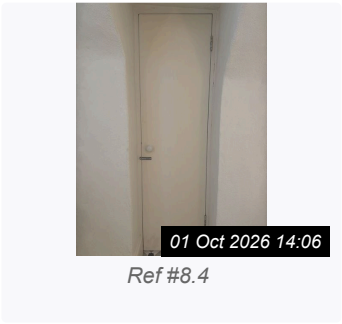
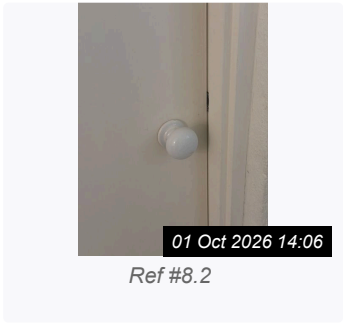
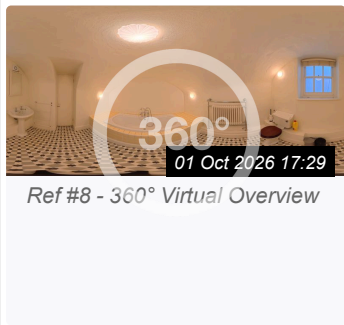
Ref	Name	Description	Condition
8.1	General Overview		Good overall condition. Minor age-related signs visible in places. Cleaned to a professional standard.
8.2	Exterior Door	Plain white interior door. Round white knob handle.	Minor surface scuffs and faint marks visible to door. Handle intact and secure.
8.3	Exterior Door Frame	White-painted.	Minor surface scuffs and faint marks visible to frame.
8.4	Interior Door	Consistent with exterior. 1x Chrome flush bolt/latch mechanism visible below handle.	Appears in good condition. Latch not functional; component missing from assembly.
8.5	Interior Door Frame	White-painted.	Appears in good condition.
8.6	Ceiling	White-painted.	Numerous shallow indents and surface irregularities visible across the expanse. Appearance consistent with the property's age and historic plasterwork. No active cracks or water staining observed.
8.7	Walls	White-painted.	Matching surface irregularities and subtle undulations visible across all areas, consistent with the property's age and original plasterwork. No prominent damage, cracks or water staining observed.
8.8	Flooring	Geometric patterned floor tiles in white, light grey and dark grey/black.	Grout lines show slight discolouration in places. Tiles intact; no obvious cracks or chips observed.
8.9	Skirting Boards	White-painted - stepped moulded profile.	Paint wear and surface scuffs visible along lower edge in most sections.
8.10	Fixtures & Fittings		

8. BATHROOM (CONT.)

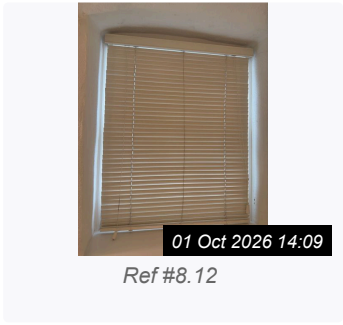
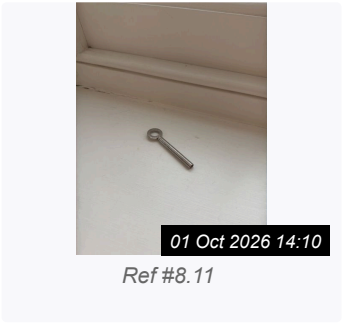
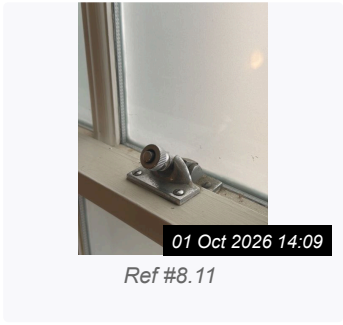
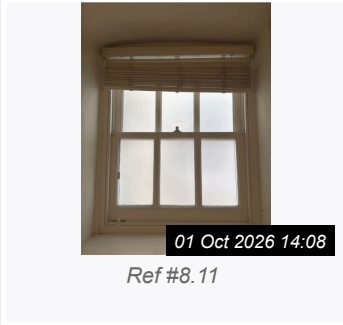
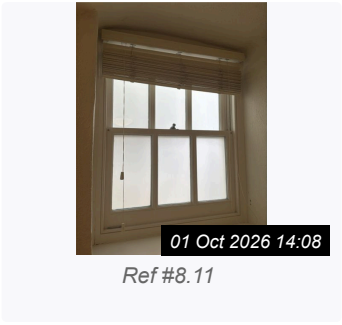
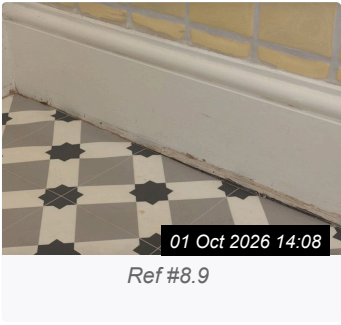
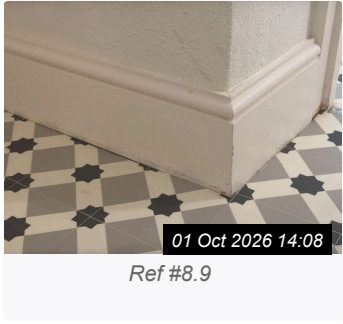
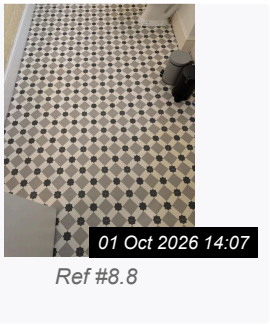
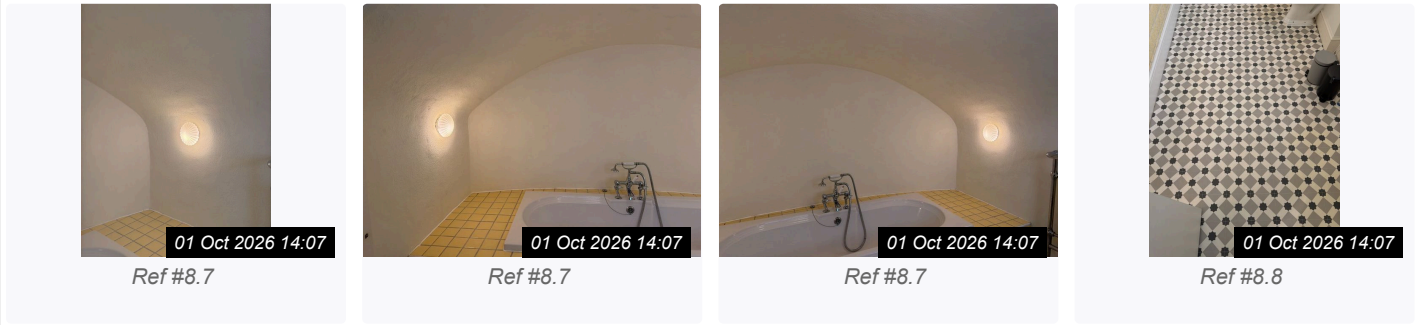
8.11	Window(s) / Sill	White painted timber window with frosted glass panes. Sash mechanism with metal fastener. Operating key present on sill. White-painted sill.	Appears in good working order; opens and closes correctly. Minor surface scuffs and faint marks visible to frame and sill. Minor dust accumulation visible across surface.
8.12	Blind	Off-white/beige Venetian blind.	Operates smoothly; no obvious damage or missing slats. 1x Plastic cord weight detached from blind cord on left hand side.
8.13	Extractor Fan	1x Xpelair extractor fan, white finish.	Emits noise when activated; appears in working order.
8.14	Lighting	1x Shell-shaped ceiling light - with frosted white glass shade. 3x Shell-shaped wall lights - matching style with frosted white glass shades.	All in good, working order.
8.15	Switches	1x Double light switch, white plastic finish.	All in good, working order.
8.16	Heating	1x Heated towel rail / column radiator, polished chrome frame with white vertical panels. 1x Pegler Terrier thermostatic valve fitted to one side; matching manual valve to opposite side.	Mounting fixings secure. Tested for power using voltage tester; supply confirmed present and in working order. Heating functionality not tested.
8.17	Sanitaryware		
8.18	Bath / Bath Panel	White recessed bath. Heritage chrome bath mixer tap with handheld shower attachment. Yellow square tiled bath surround.	1x Very small chip to top RHS of bath. Tap and shower hose appear in good working order. Fine surface scratches visible to some yellow tiles. Sealant along bath edge shows minor discolouration and slight lifting in sections. Grouting to tiled surround is generally intact with minor signs of wear and discolouration. Grouting to front panel tiling shows imperfections within the centre section. Minor discolouration and slight unevenness visible. Tiles remain securely fixed.
8.19	Toilet	Heritage design white WC. Wooden effect seat and lid - non-soft closing.	Ceramic surfaces otherwise in good clean condition. Flush tested and confirmed in working order. Seat does not remain up - slams down. 1x Small mark/imperfection visible to top edge of seat lid. Minor discolouration and wear to sealant/base trim at floor junction.

8. BATHROOM (CONT.)

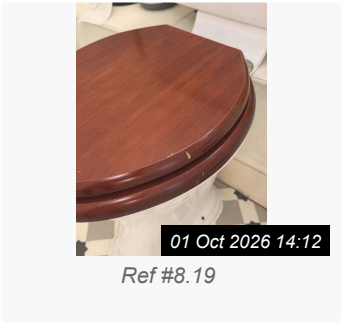
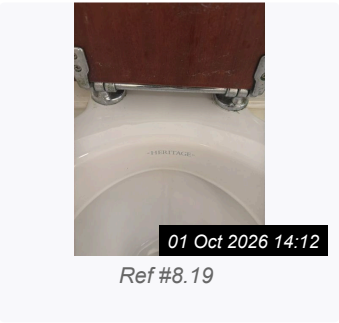
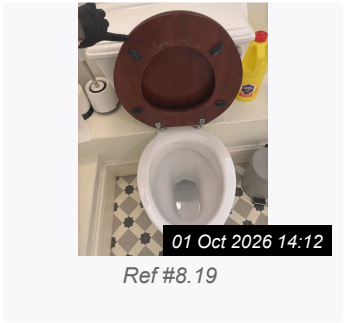
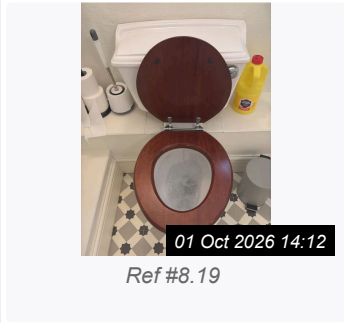
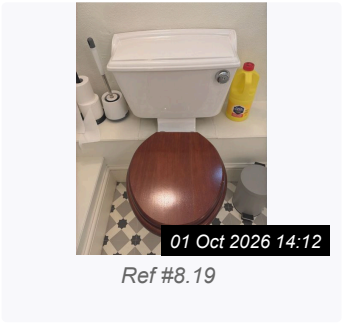
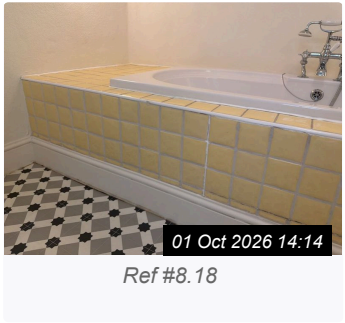
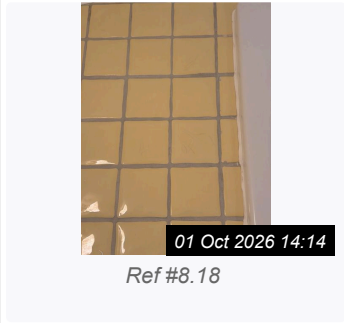
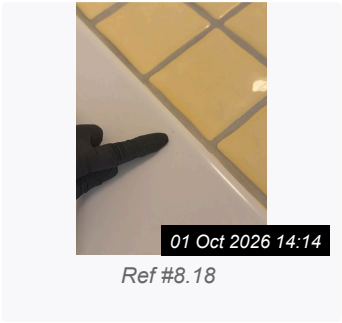
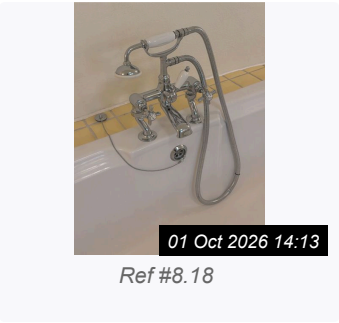
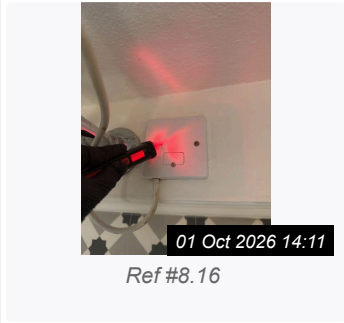
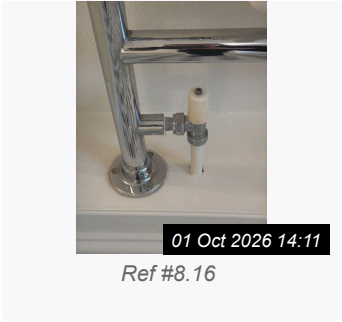
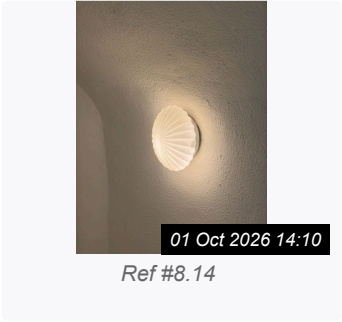
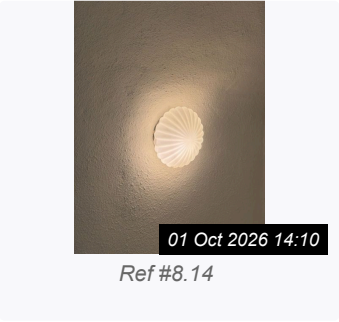
8.20	Basin & Taps	Heritage white pedestal basin. 2x Chrome pillar taps. Pop-up waste with chain present.	In good clean condition. Taps operate smoothly; no leaks observed during inspection.
8.21	Additional Items		
8.22	Bins	1x Black pedal bin. 1x Grey pedal bin.	Both pedal bins operate correctly; minor surface marks visible.
8.23	Toilet Brush	White and grey toilet brush with holder.	In used condition.
8.24	Toilet Roll Holder	1x Black free-standing toilet roll holder.	Appears in good condition.
8.25	Clothes Aier	1x White folding clothes aier.	Structurally sound, no damage visible.



8. BATHROOM (CONT.)



8. BATHROOM (CONT.)



8. BATHROOM (CONT.)



01 Oct 2026 14:13
Ref #8.19



01 Oct 2026 14:14
Ref #8.20



01 Oct 2026 14:15
Ref #8.20



01 Oct 2026 14:15
Ref #8.20



01 Oct 2026 14:13
Ref #8.22



01 Oct 2026 14:13
Ref #8.22



01 Oct 2026 14:13
Ref #8.23



01 Oct 2026 14:13
Ref #8.24



01 Oct 2026 14:14
Ref #8.25

9. RECEPTION & EXTENDED AREA			
Ref	Name	Description	Condition
9.1	General Overview		In good overall condition. Imperfections noted to selective areas and items.
9.2	Exterior Door	White painted interior door with multi-pane glazed section. Brass lever handle and lock mechanism fitted. 1x Wooden door wedge seen.	Glass is clear and intact; no cracks or damage observed. Paint chipped and scuffed along bottom edge; faint marks visible to lower panel sections. Handle intact and secure.
9.3	Exterior Door Frame	White-painted.	Appears in good condition.
9.4	Interior Door	Consistent with exterior.	Small chip/imperfection visible to low level, LHS. Vertical crack visible to door panel at bottom corner, RHS.
9.5	Interior Door Frame	White-painted.	Appears in good condition.

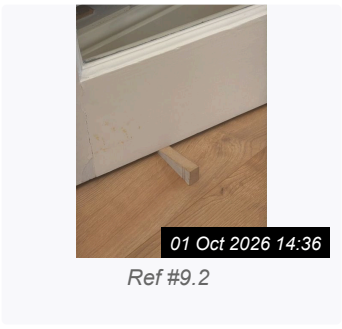
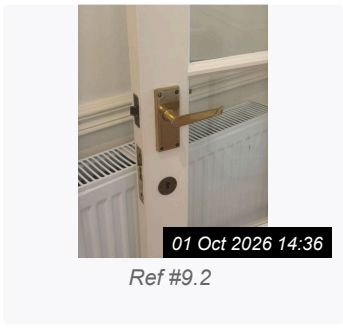
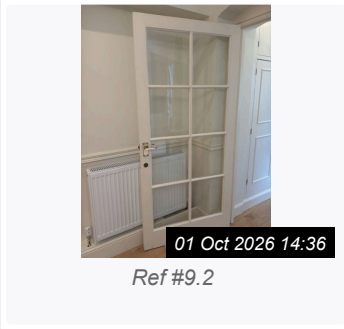
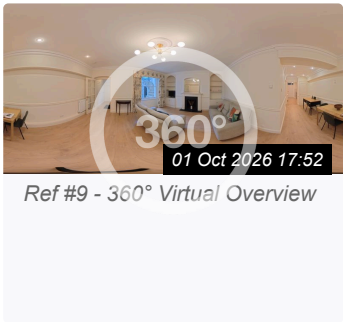
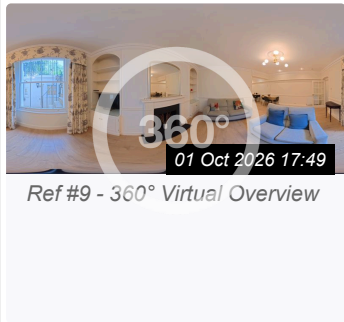
9. RECEPTION & EXTENDED AREA (CONT.)

9.6	Ceiling	White-painted. Cornice runs along perimeter. 1x Smoke alarm fitted.	In good clean condition.
9.7	Walls	Warm off-white/light ivory-painted. Decorative moulding runs at mid-level.	Walls are generally in good clean condition throughout. Small faint indentation visible to one section. Minor surface marks present mid and low level predominantly.
9.8	Flooring	Light oak engineered wooden flooring.	Small chip/dent visible to surface behind two-seater sofa. Light scattered surface scratches present in places, consistent with normal use. Boards remain securely fitted with no lifting or gaps observed.
9.9	Skirting Boards	White-painted.	generally intact throughout with some imperfections to places. Visible surface scuffs and minor paint marks present.
9.10	Fixtures & Fittings		
9.11	Window(s) / Sill	White painted timber sash window with multiple panes. 2x Brass locking mechanisms fitted to upper section. 2x White fittings to lower section.	Appears in good condition and in working order. Surface wear visible. Paint chipping and discolouration present.
9.12	Curtains & Blind	Floral patterned fabric pelmet fitted above window. 2x Matching full-length curtains. 1x White roller blind. Beaded pull chain and safety cord tidy visible to side.	Fabric is clean with no visible tears, fraying or significant staining. Tracks and fixings secure; curtains draw smoothly. Blind operates smoothly; fabric intact and free from stains or damage.
9.13	Lighting	6x Recessed spotlights. 1x Modern brass ceiling light fitting with 5 frosted glass spherical shades.	All in good, working order.
9.14	Switches	1x White double dimmer switch. 1x Brushed brass single light switch.	All in good, working order - slight uneven fit to surrounding wall. All in good, working order - surface tarnishing visible.
9.15	Sockets	5x Double white plastic sockets. 2x Single white plastic sockets.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.

9. RECEPTION & EXTENDED AREA (CONT.)

9.16	Heating	2x White double panel radiators fitted to walls. 1x Thermostatic valve fitted to one side, manual valve to opposite.	In good visual condition. Heating functionality not tested at time of inspection.
9.17	Thermostat	1x White Honeywell dial-type thermostat mounted to wall.	Appears in good condition. Not tested for functionality.
9.18	Fitted Shelving Units	Left hand side unit 1x Fitted alcove shelving unit with painted finish. 3x White wooden shelves to upper arched section. Clear glass shelf positioned above base cabinet. 2x White panelled cabinet doors with brass round handles. Contents 3x Remote controls. 1x Silver combined DVD/video player unit. Right hand side unit 1x Fitted alcove shelving unit with painted finish. 3x White wooden shelves to upper arched section. Clear glass shelf positioned above base cabinet. 2x White panelled cabinet doors with brass round handles. Contents 1x Honeywell Home T3R thermostat with original box. 2x Pale pink ceramic decorative vases. 1x London Mapped hardback book.	Shelf surfaces show light scuff marks and surface scratches. Rear wall and internal areas appear clean; no damage to cabinet structure. Glass shelf is intact and secure. Tested - do not appear to be operating the TV. Not tested. Chipped paint and exposed material visible to lower front edge. Glass shelf is intact and secure. Shelf surfaces clean; items present in good order. Display illuminated and operational. In good overall condition - no damage visible. In good overall condition - no damage visible.
9.19	Fireplace	Fireplace surround in pale stone finish with black inset and slate hearth. 1x White/cream ribbed ceramic vase with dried ornamental grasses.	Fine surface scratches visible to mantel shelf top. Circular mark impressions present to slate hearth surface. In good overall condition - no damage visible.
9.20	Built-In Cupboard	White panelled built-in cupboard door. White round knob handle. 1x Fixed shelf above. 1x Chrome hanging rail fitted to interior.	Minor surface blemish visible to door edge; scuffs and wear present to lower door section and base. Heavy scuff marks noted to internal walls throughout; base surfaces show wear and scuffs. Handle intact and in working order. Intact and secure. Intact and secure.
9.21	Furniture & Furnishings		
9.22	Sofa Set	Two-seater light grey fabric sofa with 2x plain blue scatter cushions. Three-seater light grey fabric sofa with 2x abstract print scatter cushions.	Light stains visible to seat cushions, armrests and front panels of both sofas. Fabric otherwise intact; no fraying, tears or loose stitching observed.

9. RECEPTION & EXTENDED AREA (CONT.)			
9.23	Dining Table & Chairs	Light oak effect extendable dining table. 3x Green fabric chairs with black metal legs. 1x Beige table runner with frayed edge detail. 1x Woven brown decorative bowl.	Appears in new-like condition. No visible damage.
9.24	Desk	Two-tone desk with light wood top and black frame, 2 drawers visible. 1x Black cordless telephone with handset and base. 1x Black BT modem / router. 1x Green fabric chair with black metal legs.	Appears in new-like condition. No visible damage.
9.25	Console Table	Dark wood demi-lune console table with leather-effect inset top and turned legs. 1x Single front drawer. Contents A range of keys with tags, fobs, possible window keys, tape measure, spare bulbs.	Minor surface scratches visible to inset top surface. Operates smoothly. Keys not tested.
9.26	Additional Items		
9.27	Television	1x Sony television with integrated stand.	Appears in good visual condition. Not operable via the remote controls.
9.28	Mirror	Arched overmantel mirror with silvered frame.	Secure; surface clear with no visible damage.



9. RECEPTION & EXTENDED AREA (CONT.)



01 Oct 2026 14:36
Ref #9.2



01 Oct 2026 14:36
Ref #9.4



01 Oct 2026 14:36
Ref #9.4



01 Oct 2026 14:36
Ref #9.4



01 Oct 2026 14:36
Ref #9.4



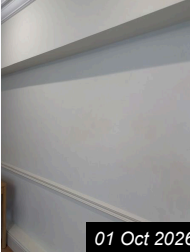
01 Oct 2026 15:58
Ref #9.6



01 Oct 2026 14:36
Ref #9.7



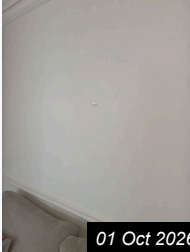
01 Oct 2026 14:36
Ref #9.7



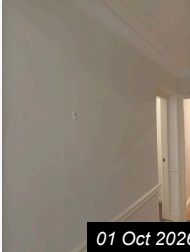
01 Oct 2026 14:36
Ref #9.7



01 Oct 2026 14:37
Ref #9.7



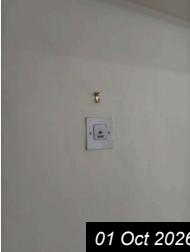
01 Oct 2026 14:37
Ref #9.7



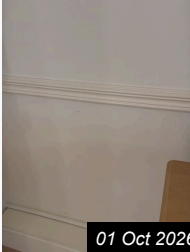
01 Oct 2026 14:37
Ref #9.7



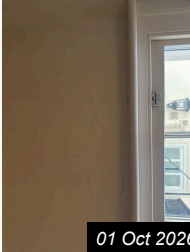
01 Oct 2026 14:37
Ref #9.7



01 Oct 2026 14:37
Ref #9.7



01 Oct 2026 14:38
Ref #9.7



01 Oct 2026 14:43
Ref #9.7



01 Oct 2026 16:54
Ref #9.7



01 Oct 2026 14:38
Ref #9.8

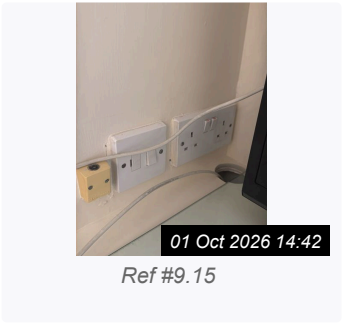
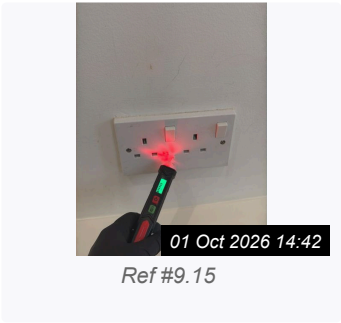
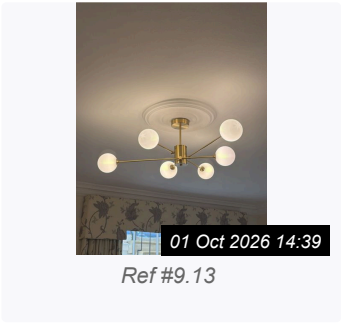
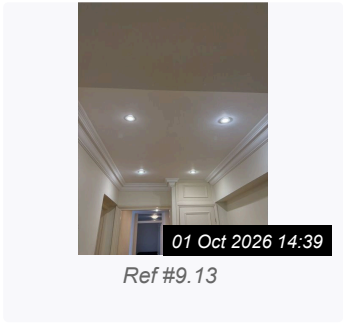
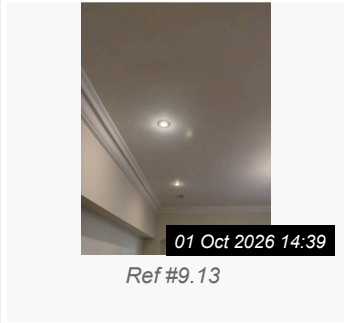
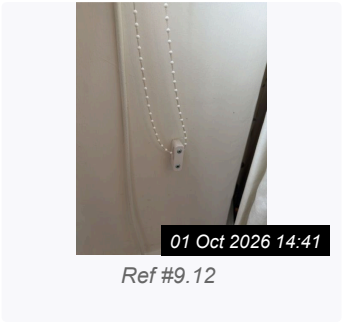
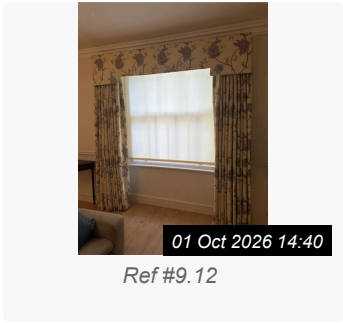
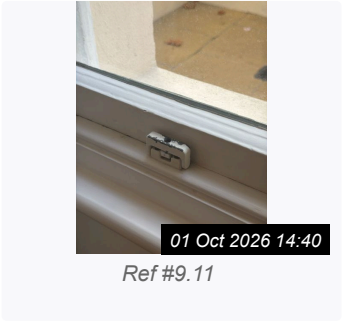
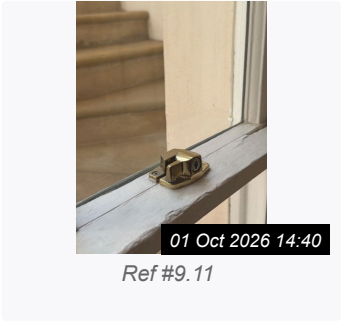
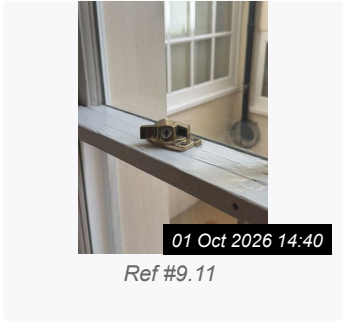
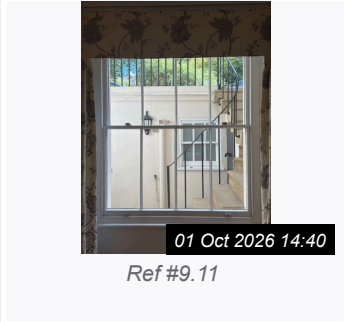
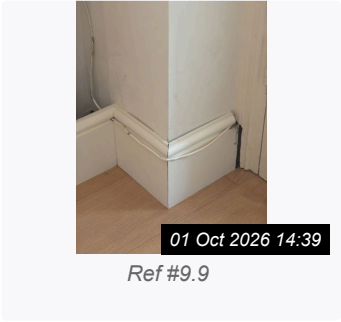
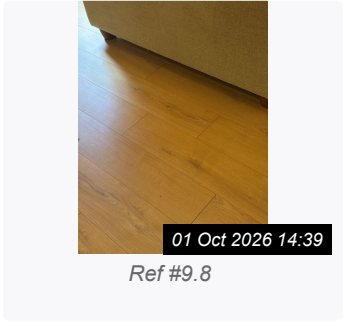
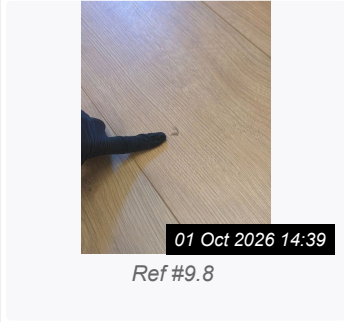


01 Oct 2026 14:38
Ref #9.8

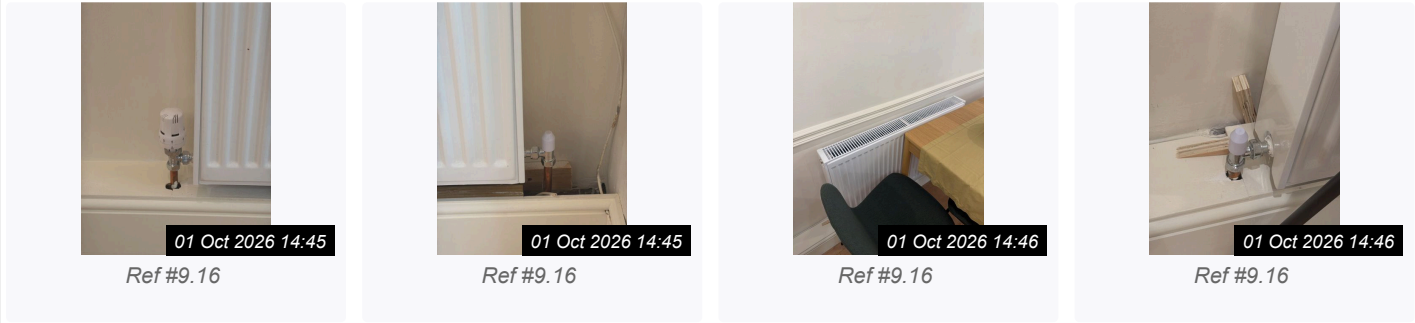


01 Oct 2026 14:38
Ref #9.8

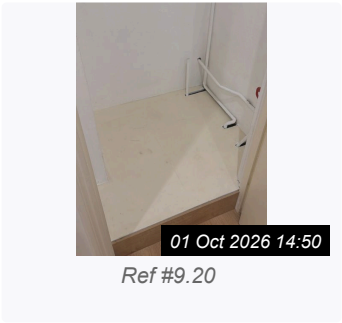
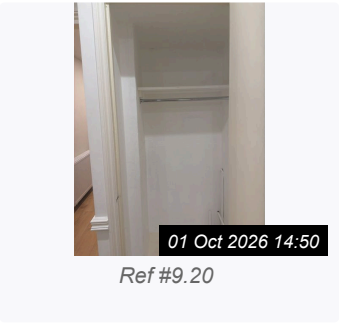
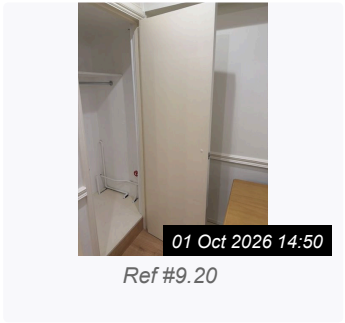
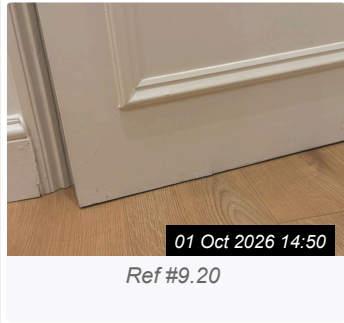
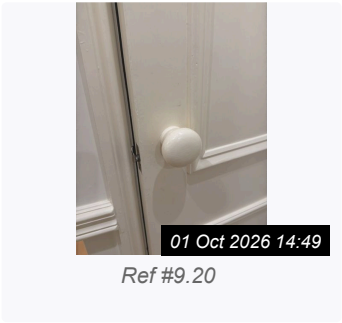
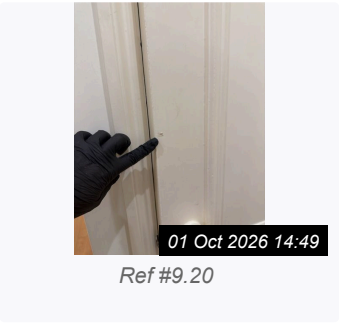
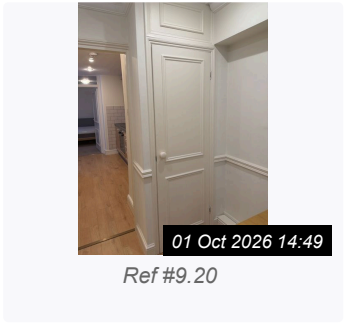
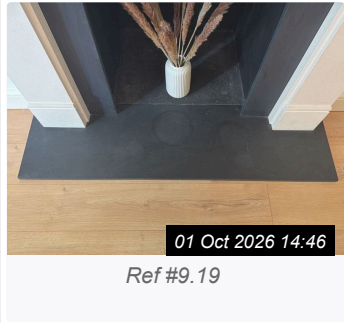
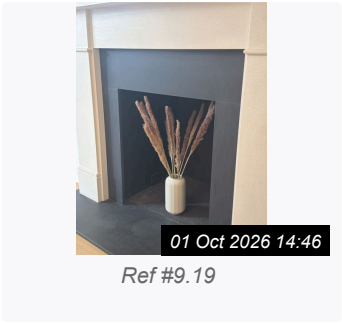
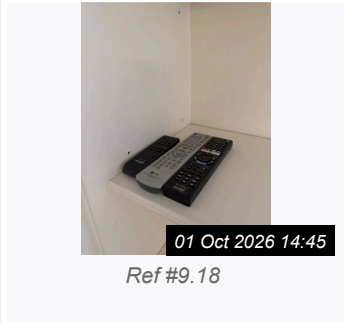
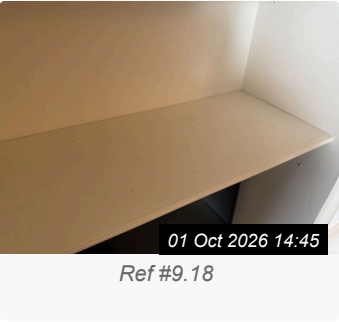
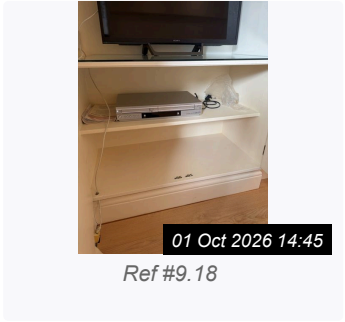
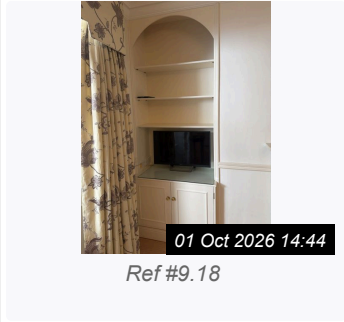
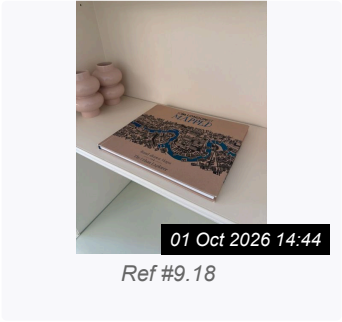
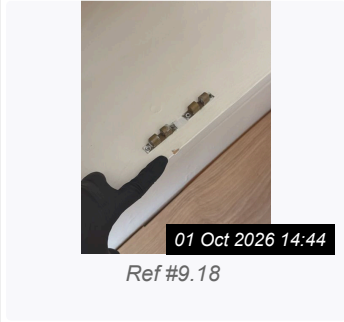
9. RECEPTION & EXTENDED AREA (CONT.)



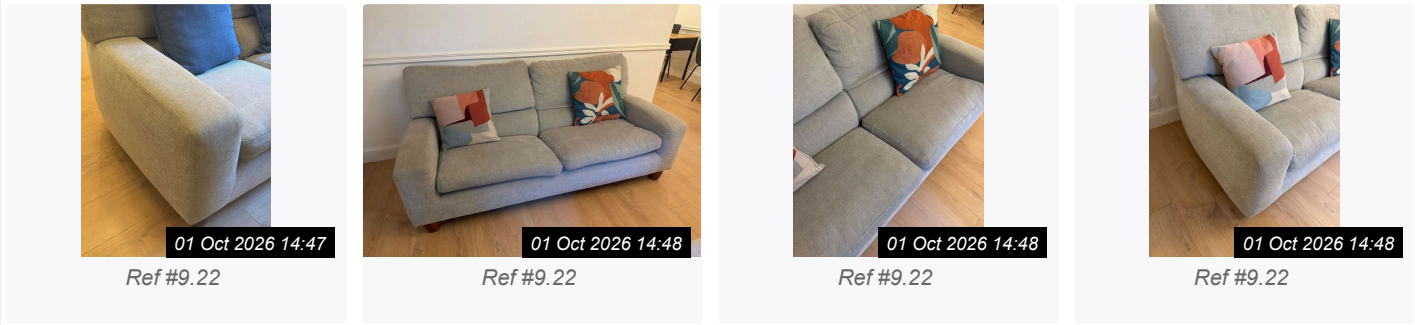
9. RECEPTION & EXTENDED AREA (CONT.)



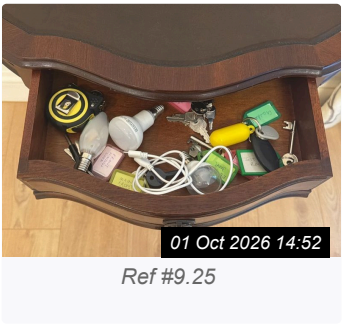
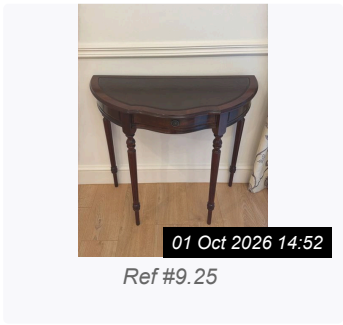
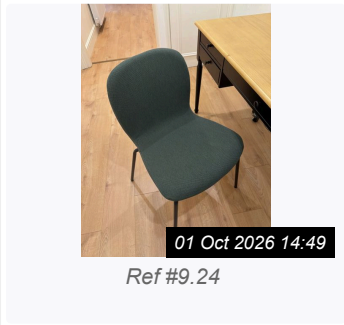
9. RECEPTION & EXTENDED AREA (CONT.)



9. RECEPTION & EXTENDED AREA (CONT.)



9. RECEPTION & EXTENDED AREA (CONT.)



10. BEDROOM ONE

Ref	Name	Description	Condition
10.1	General Overview		In good overall condition. Imperfections noted to selective areas and items, as outlined in this section.
10.2	Exterior Door	White panelled interior door with two raised sections. Brass lever handle fitted.	Minor surface scratches and faint scuffs present to door face - lower section. Surface tarnishing and wear visible.
10.3	Exterior Door Frame	White-painted.	Vertical crack visible to door frame at hinge side. Paintwork otherwise intact.
10.4	Interior Door	Consistent with exterior. 1x Polished brass double-prong hook securely fitted to high level.	In good overall condition.
10.5	Interior Door Frame	White-painted.	Minor surface blemish and small mark visible to upper section. Paintwork otherwise intact.
10.6	Ceiling	White-painted with stepped cornice detail.	Small scuff mark above wardrobe. Otherwise in good clean condition.

10. BEDROOM ONE (CONT.)			
10.7	Walls	White-painted sections. Chimney breast / top section - painted warm off-white / pale cream. Wall by door - painted warm off-white / pale cream, matching opposite wall. 1x Small white pin hook fitted to left hand side wall by window area.	Scuff marks visible to multiple wall areas - more prominent to low level.
10.8	Flooring	Brown fitted carpet. Gold metallic threshold strip fitted between carpet and engineered wood flooring.	White circular stain visible to left hand side of bed. Floor feels soft/sinks underfoot by ensuite area.
10.9	Skirting Boards	Off-white painted.	Generally intact throughout with imperfections consistent with age. Minor surface scuffs, paint cracking and unevenness visible along edges and joints.
10.10	Fixtures & Fittings		
10.11	Window(s) / Sill	White painted timber sash window with multi-pane grid arrangement. 1x Polished chrome locking mechanism fitted. 2x Brass sash handles fitted.	Black streaks visible to sash. In working order.
10.12	Blind	Roman blind fitted. - Fabric matches valance; pale blue base with floral pattern in warm tones. Measurements approx. 140cm width x 175cm drop.	Blind lowers correctly but will not rise fully; mechanism restricted and does not retract completely. Fabric is clean; no tears, fraying or significant staining visible.
10.13	Lighting	Traditional brass chandelier-style ceiling light fitting with 5 curved arms. 5x Candle-style bulb holders fitted. Suspended from ceiling mount by linked chain.	All in good, working order. Secure and level.
10.14	Switches	1x Single white plastic light switch.	All in good, working order.
10.15	Sockets	4x Double white plastic sockets.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.
10.16	Heating	1x White double panel radiator. Thermostatic valve to one side, manual valve to opposite.	Securely mounted to wall; no leaks or damage observed. Heating functionality not tested at time of inspection.
10.17	Mirror	1x Full-length frameless wall mirror fitted adjacent to door.	Glass clear; no cracks or damage. Securely mounted to wall.

10. BEDROOM ONE (CONT.)			
10.18	Furniture & Furnishings		
10.19	Bed & Mattress	Grey fabric base, patterned fabric headboard and valance in pale blue with floral motif. King-size mattress (measurements approx. 180cm x 200cm mattress). 3x Cushions: - 2x Beige. - 1x Pale blue.	In good overall condition. No stains to fabric. In good clean condition - no stains visible to mattress. Small oil-like stains visible to both cushions. Small oil-like stains visible to cushion.
10.20	Bedside Tables	2x Grey wooden painted bedside tables. Single drawer with round knob handle, open lower shelf.	In good overall condition. No damage visible.
10.21	Wardrobe	White panelled wardrobe with 3 doors and 3 round wooden knobs. Interior Left-Hand Side 1x Chrome hanging rail. 2x Fixed light-wood top shelves. 1x Wall-mounted chrome multi-rail fixture fitted to inner door. 1x Paint tray set with roller and brush. 1x Wooden kitchen roll holder. 1x Wire dish rack. Interior Right-Hand Side 1x Chrome hanging rail. 2x Fixed light-wood top shelves. 1x Pull-out chrome wire basket.	Small surface blemish visible to central door panel. Minor scuffs marks to base plinth and lower edges. Interior lining clean and intact. Intact and secure. Intact and secure. Intact and secure. Appears in good condition. Appears in good condition. Intact and secure. Intact and secure. Intact, secure and mechanism fully operational.



Ref #10 - 360° Virtual Overview



Ref #10.2



Ref #10.2

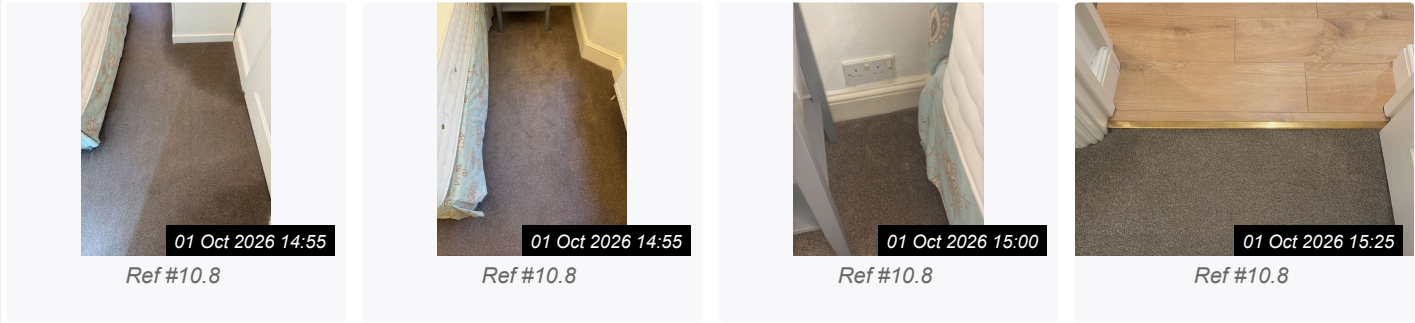
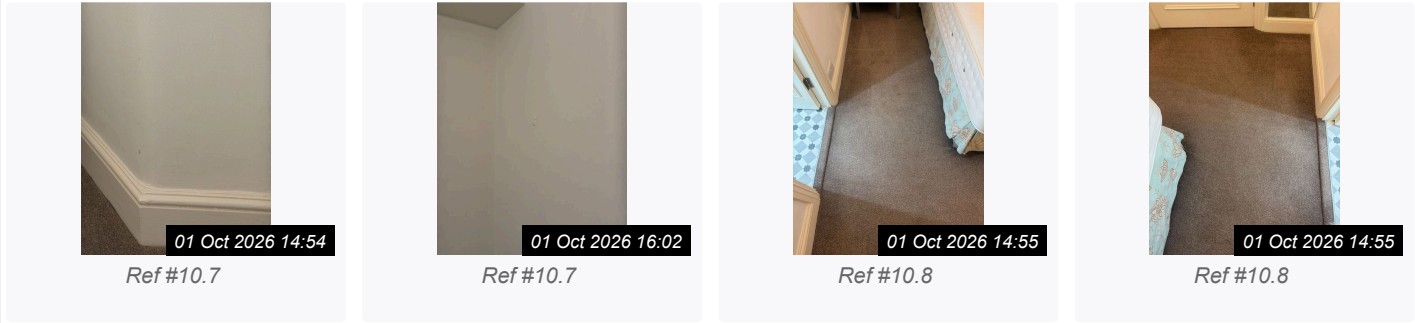
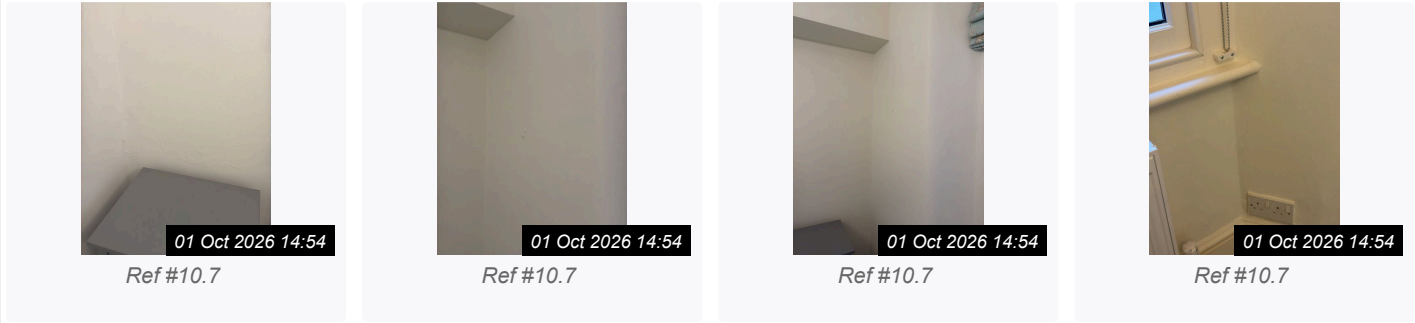


Ref #10.2



Ref #10.3

10. BEDROOM ONE (CONT.)



10. BEDROOM ONE (CONT.)



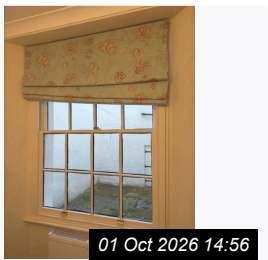
Ref #10.9



Ref #10.9



Ref #10.9



Ref #10.11



Ref #10.11



Ref #10.11



Ref #10.12



Ref #10.12



Ref #10.12



Ref #10.13



Ref #10.14



Ref #10.15



Ref #10.15



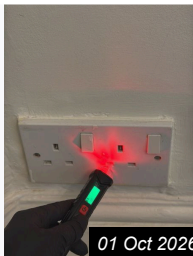
Ref #10.15



Ref #10.15



Ref #10.15



Ref #10.15



Ref #10.15

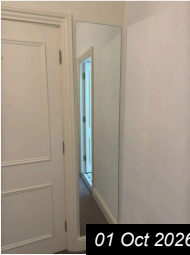
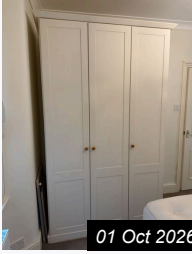
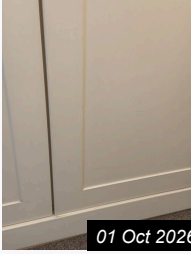
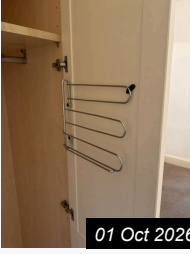
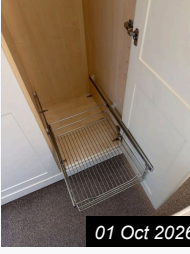
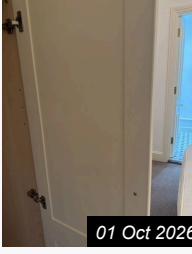
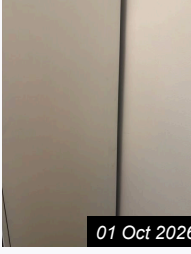


Ref #10.15

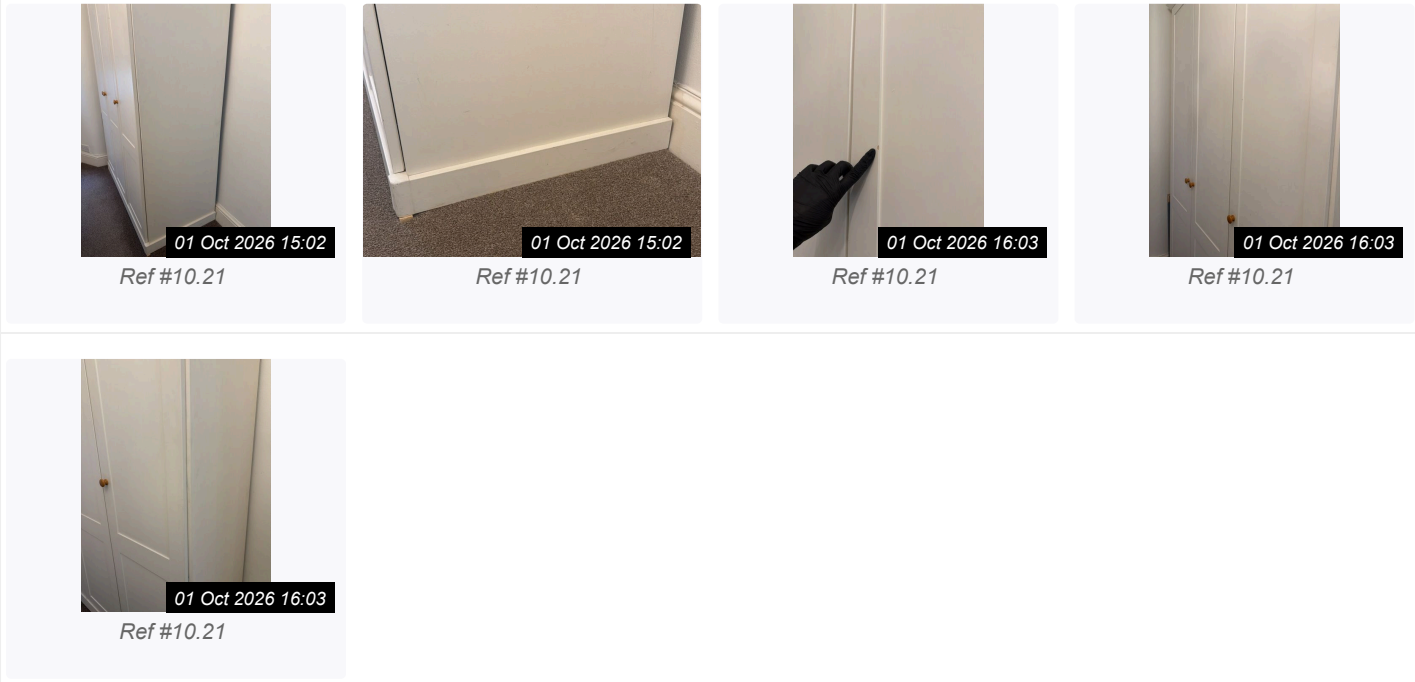


Ref #10.16

10. BEDROOM ONE (CONT.)

 01 Oct 2026 15:03 Ref #10.17	 01 Oct 2026 15:03 Ref #10.19	 01 Oct 2026 15:03 Ref #10.19	 01 Oct 2026 15:02 Ref #10.19
 01 Oct 2026 16:00 Ref #10.19	 01 Oct 2026 16:00 Ref #10.19	 01 Oct 2026 16:00 Ref #10.19	 01 Oct 2026 16:00 Ref #10.19
 01 Oct 2026 15:00 Ref #10.20	 01 Oct 2026 14:59 Ref #10.20	 01 Oct 2026 15:01 Ref #10.21	 01 Oct 2026 15:01 Ref #10.21
 01 Oct 2026 15:01 Ref #10.21	 01 Oct 2026 15:01 Ref #10.21	 01 Oct 2026 15:01 Ref #10.21	 01 Oct 2026 15:01 Ref #10.21
 01 Oct 2026 15:01 Ref #10.21	 01 Oct 2026 15:02 Ref #10.21	 01 Oct 2026 15:02 Ref #10.21	 01 Oct 2026 15:02 Ref #10.21

10. BEDROOM ONE (CONT.)



11. EN-SUITE TO BEDROOM ONE

Ref	Name	Description	Condition
11.1	General Overview		In good overall condition. Cleaned to a professional standard.
11.2	Exterior Doors	Pair of off-white panelled doors. 2x Round white knob handles fitted.	Paint chipped and worn along bottom edge; minor surface scuffs visible.
11.3	Exterior Door Frame	White-painted.	Paint chipped and worn at base; minor scuffs and marks visible to surface.
11.4	Interior Doors	Consistent with exterior.	Appears in good condition.
11.5	Interior Door Frame	White-painted.	Appears in good condition.
11.6	Ceiling	White-painted - with decorative stepped/coved cornice detailing.	In good clean condition.
11.7	Walls	Shower cubicle: Walls fully tiled with small square white mosaic tiles	Light scuff marks visible to places. Minor discolouration visible to wall surface beneath one mounting plate of the double bar towel rail RHS upon entry.
11.8	Flooring	Patterned vinyl finish - white, light grey and dark grey star/geometric design.	1x Small screw protruding from tile surface, located forward of radiator. Minor surface specks visible; no other damage noted.
11.9	Skirting Boards	White-painted.	Minor cracking and paint separation at corner joints. Small gaps present in sections where skirting meets floor.

11. EN-SUITE TO BEDROOM ONE (CONT.)

11.10	Fixtures & Fittings		
11.11	Extractor Fan	Xodas extractor fan.	Unsealed gap visible around top edge of housing. Surface discolouration and grime visible to casing and grille. Emits noise when activated; appears in working order.
11.12	Lighting	6x Recessed spotlights. 2x White adjustable lights mounted on single base bar.	All in good, working order. All in good, working order.
11.13	Switches	1x Double light switch, white plastic finish.	All in good, working order.
11.14	Sockets	1x White plastic shaver socket.	Tested for power using voltage tester; supply confirmed present and in working order.
11.15	Heating	White double-panel radiator with thermostatic control valve to RHS.	Mounting fixings secure. In good visual condition. Heating functionality not tested.
11.16	Vanity Unit	2x Panelled off-white cabinet doors with 2 round white knobs. Interior shelving split into two sections with visible pipework.	Scuff marks and light shading noted to interior shelving bases. 1x Small surface scratch to LHS cabinet door edge. Doors close securely; unit intact.
11.17	Large Mirror	Rectangular mirror with off-white frame.	Surface clear; no visible damage. Securely fixed to wall.
11.18	Small Mirror	Wall-mounted swivel mirror	Appears intact and free from visible damage. Securely fixed to wall.
11.19	Towel Rail	Polished chrome double bar towel rail, wall-mounted.	Securely fitted; surface clean and reflective.
11.20	Towel Holder	Polished chrome wall-mounted towel ring.	Securely fitted; surface clean and reflective. No visible damage or tarnishing.
11.21	Sanitaryware		
11.22	Shower Unit / Cubicle	White UPVC framed sliding door shower cubicle. Clear glass panels. Hansgrohe shower riser assembly with adjustable handset and slide rail. Chrome thermostatic mixer shower valve. White moulded shower tray with integral fall and central drain. Walls fully tiled with small square white mosaic tiles. Chrome 2-tier wall-mounted shower caddy. 1x Plastic brush.	Sliding mechanism operates smoothly. Glass intact - no damage visible. Tested - in full working order. Tested - in full working order. A few small marks/imperfections noted to the tray in places. Sealant appears intact - very slight discolouration in places. Grouting discoloured to wall tiles in multiple areas. Intact and secure. Clean and in good condition.

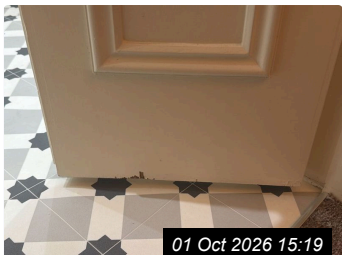
11. EN-SUITE TO BEDROOM ONE (CONT.)			
11.23	Toilet	Heritage design white WC. Chrome finished lever-style flush handle. Wooden effect seat and lid - non-soft closing.	Ceramic surfaces otherwise in good clean condition. Flush tested and confirmed in working order.
11.24	Basin & Tap	Heritage white ceramic basin with octagonal moulded rim. 2x Separate pillar taps, polished chrome finish with cross-head handles. Chain and plug assembly fitted. Pale yellow mosaic tiled splashback and front panel. - 1x Boxed Cowshed mini bath gift set, positioned on surface.	Basin appears clean; no major damage observed. Taps tested - confirmed in working order. Intact and in good condition. Grouting discoloured in sections around basin perimeter. A few hairline scratches noted to tiled surround. Grouting missing in sections across front face.
11.25	Additional Items		
11.26	Toilet Brush	White cylindrical plastic toilet brush holder with lid and brush.	Appears in good condition.
11.27	Toilet Roll Holder	Freestanding black toilet roll holder with spare roll in place.	Stable and intact; no visible damage visible.
11.28	Bin	Black pedal-operated bin with lid.	Appears intact; pedal and lid function correctly. Minor surface marks visible; no significant damage.
11.29	Measuring Jug	Translucent plastic measuring jug.	Appears clean and intact.
11.30	Squeegee	White plastic shower/glass squeegee with hanging loop.	Appears clean and intact.



Ref #11 - 360° Virtual Overview



Ref #11.2



Ref #11.2

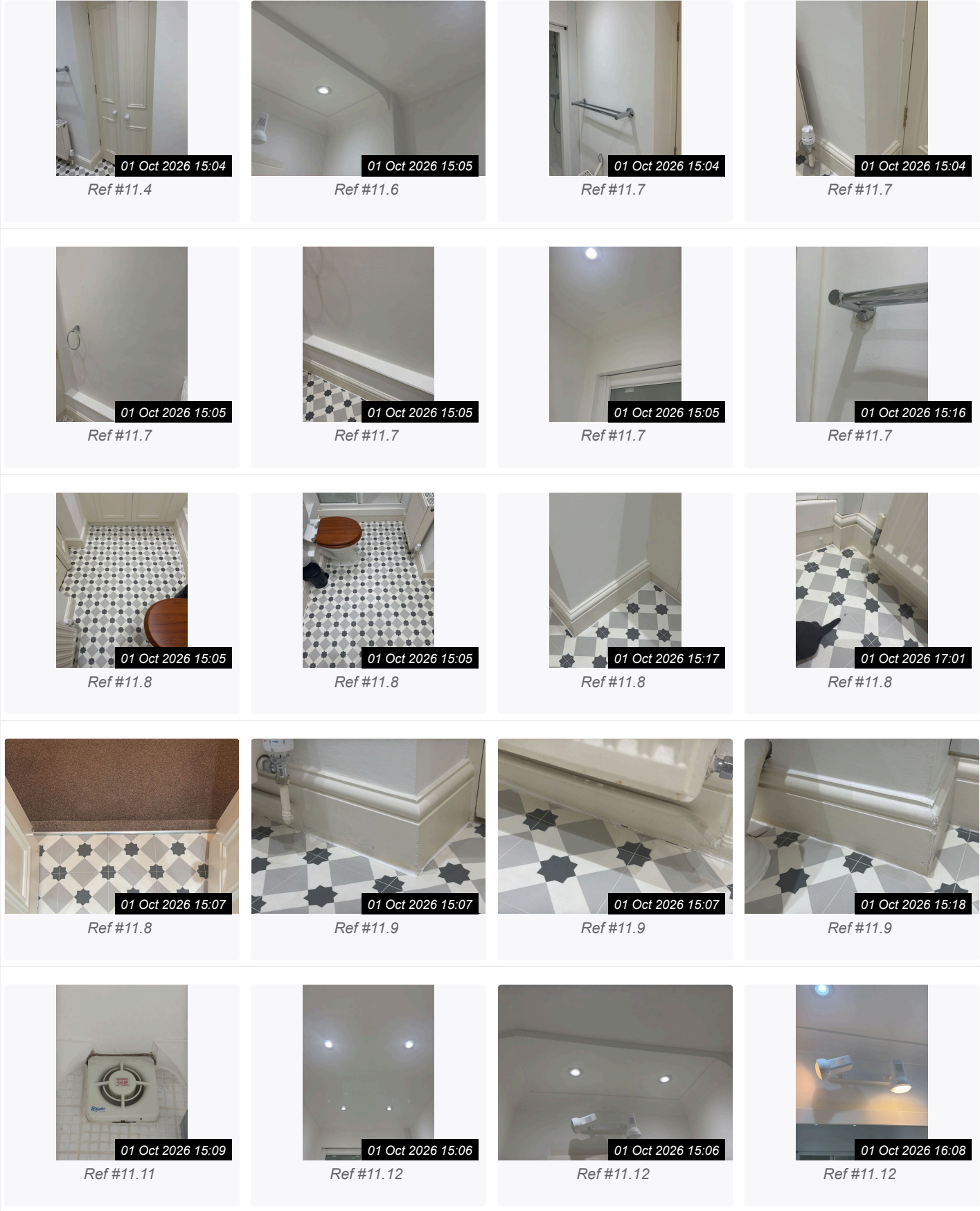


Ref #11.2



Ref #11.3

11. EN-SUITE TO BEDROOM ONE (CONT.)



11. EN-SUITE TO BEDROOM ONE (CONT.)



01 Oct 2026 15:06
Ref #11.13



01 Oct 2026 15:07
Ref #11.14



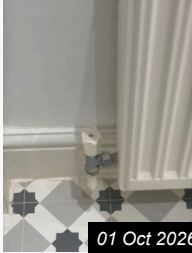
01 Oct 2026 15:08
Ref #11.14



01 Oct 2026 15:08
Ref #11.15



01 Oct 2026 15:08
Ref #11.15



01 Oct 2026 15:08
Ref #11.15



01 Oct 2026 15:11
Ref #11.16



01 Oct 2026 15:11
Ref #11.16



01 Oct 2026 15:11
Ref #11.16



01 Oct 2026 15:11
Ref #11.16



01 Oct 2026 15:11
Ref #11.16



01 Oct 2026 15:12
Ref #11.16



01 Oct 2026 15:12
Ref #11.16



01 Oct 2026 15:13
Ref #11.17



01 Oct 2026 15:13
Ref #11.18



01 Oct 2026 15:12
Ref #11.19



01 Oct 2026 15:13
Ref #11.20



01 Oct 2026 15:14
Ref #11.22

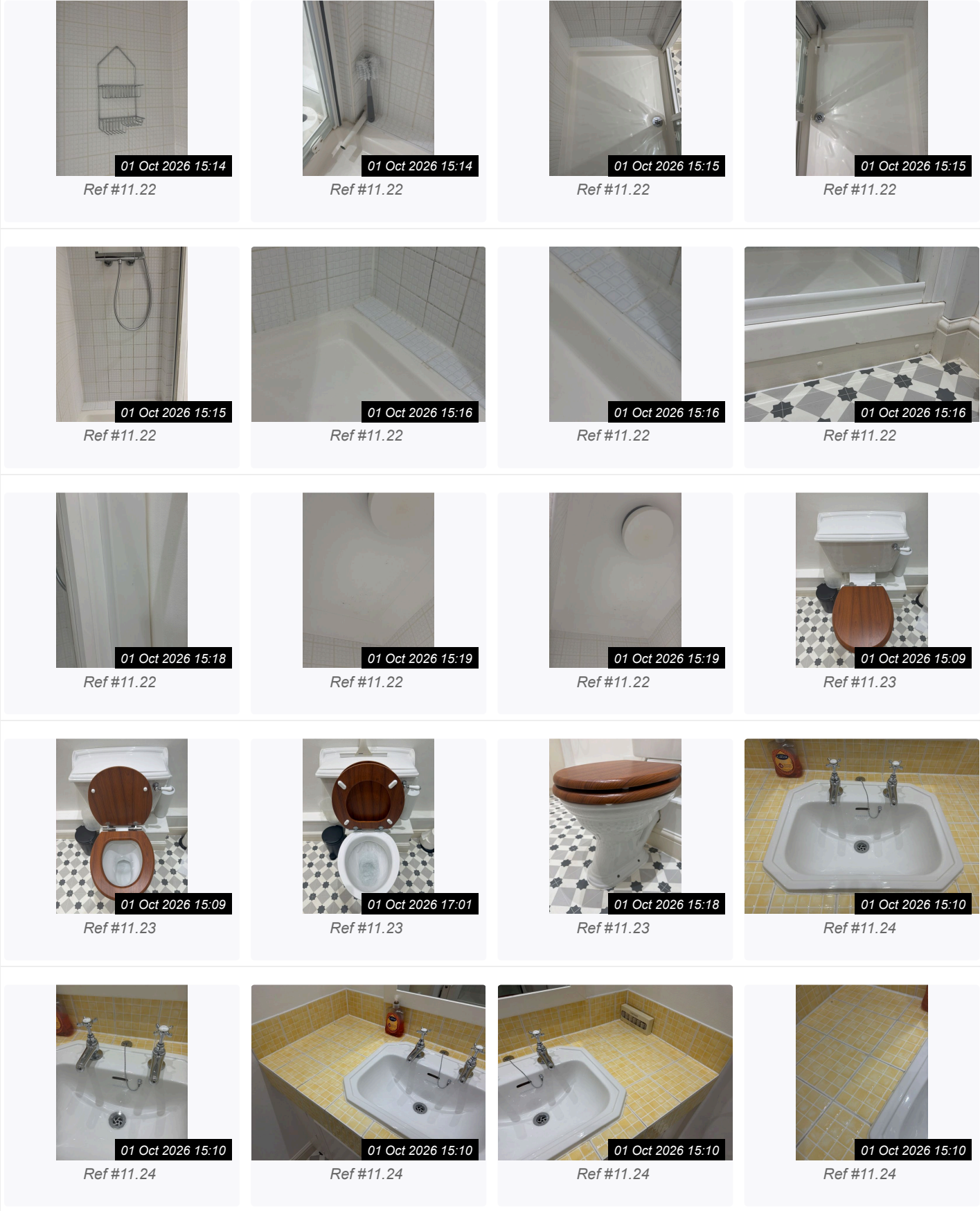


01 Oct 2026 15:14
Ref #11.22



01 Oct 2026 15:14
Ref #11.22

11. EN-SUITE TO BEDROOM ONE (CONT.)



11. EN-SUITE TO BEDROOM ONE (CONT.)



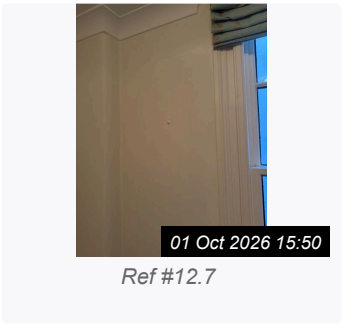
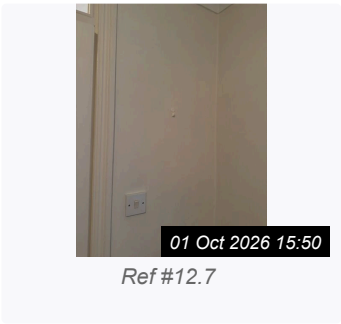
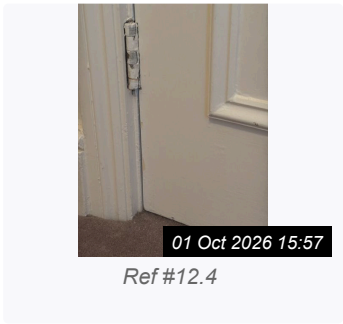
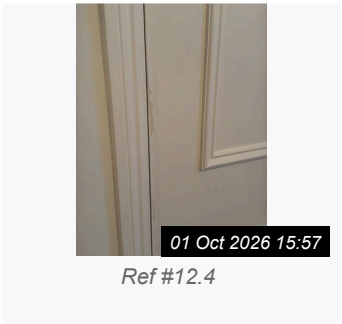
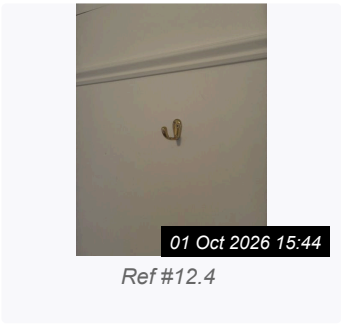
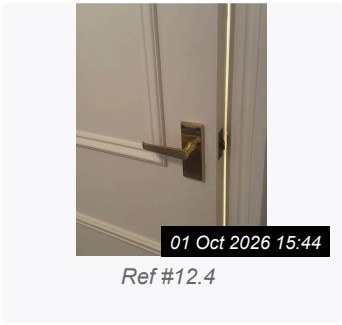
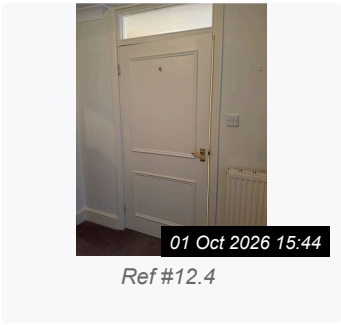
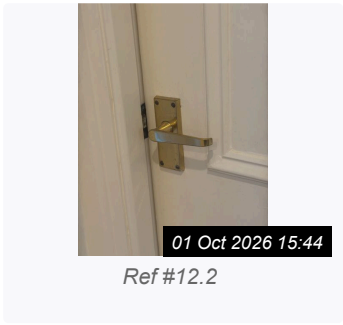
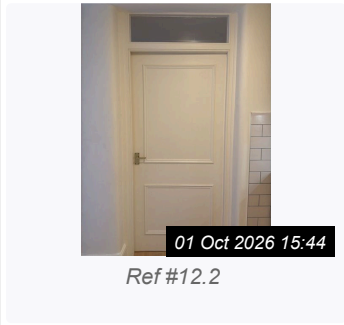
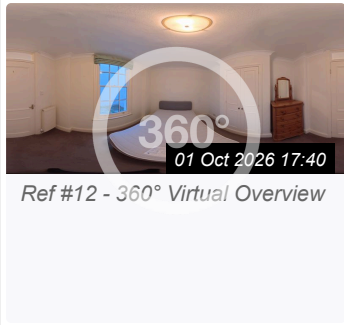
12. BEDROOM TWO

Ref	Name	Description	Condition
12.1	General Overview		In good overall condition. Imperfections noted to selective areas and items, as outlined in this section. Damp-like odour detected upon opening the built-in cupboard. No visible water ingress, active damp or mould observed at time of inspection.
12.2	Exterior Door	White panelled door. Brass lever handle fitted.	In good overall condition.
12.3	Exterior Door Frame	White-painted.	Appears in good condition.
12.4	Interior Door	Consistent with exterior. 1x Polished brass double-prong hook securely fitted to high level.	Small dark mark and faint scuffs visible to lower section. Paint chipping and separation along hinge edge and frame joint.
12.5	Interior Door Frame	White-painted.	Appears in good condition.
12.6	Ceiling	White-painted with stepped cornice detail.	In good clean condition.
12.7	Walls	White-painted. 4x Small white plastic hooks. 1x Single screw fixture visible above bed area.	Light blemishes visible to walls in places - unable to capture on photographs.
12.8	Flooring	Brown fitted carpet.	Generally in good condition throughout. A few very small black spots visible to surface in places.

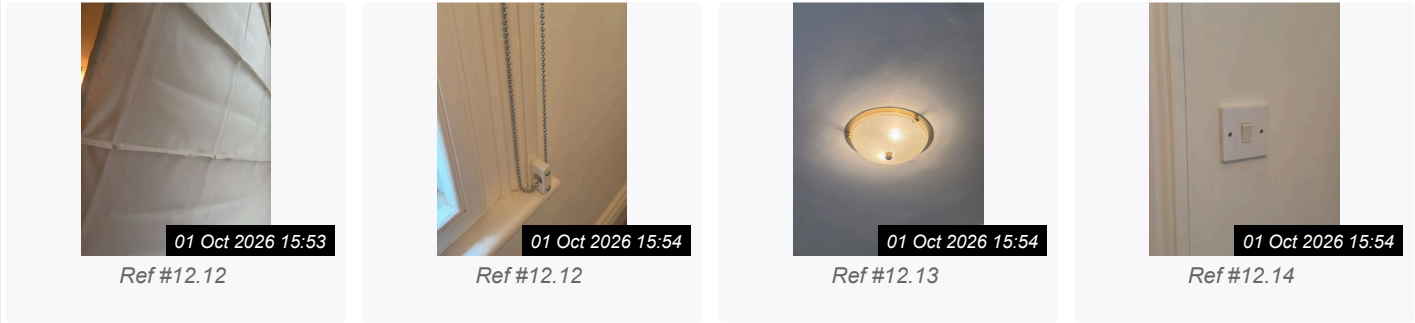
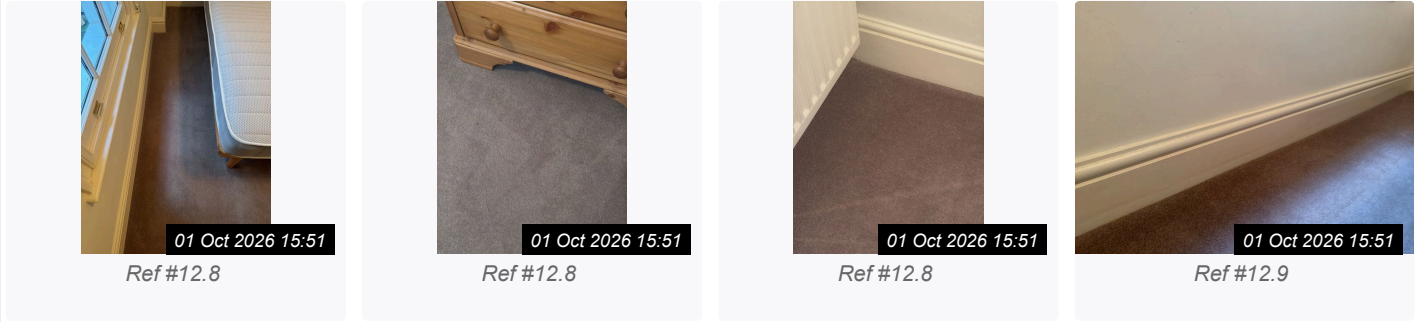
12. BEDROOM TWO (CONT.)			
12.9	Skirting Boards	White/off-white painted.	Minor scuffs, faint marks and slight paint discolouration visible in places. Dust accumulation throughout.
12.10	Fixtures & Fittings		
12.11	Window(s) / Sill	White painted timber sash window with multi-pane grid arrangement. 1x Polished chrome locking mechanism fitted. 2x Brass sash handles fitted.	Minor surface marks and faint scuffs visible to sill and lower mouldings. Small scuff marks and lines visible to frame in places.
12.12	Blind	1x Roman blind. - Pale blue fabric with gold bird pattern. Beaded pull chain and safety cord tidy visible to side.	In good working order. Inner lining shows visible mould spots. Outer surface clean; no tears or fraying. In good working order.
12.13	Lighting	Flush ceiling light with polished brass trim and frosted glass shade.	All in good, working order.
12.14	Switches	1x Single white plastic light switch.	All in good, working order.
12.15	Sockets	2x Double white plastic sockets.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.
12.16	Heating	1x White double panel radiator. Thermostatic valve to one side, manual valve to opposite.	Securely mounted; surface clean with no visible damage.
12.17	Built-In Cupboard	Double panelled doors and 2 brass knobs. Interior 1x Chrome hanging rail fitted beneath top shelf. 1x Top shelf. 4x Narrow shelves to right hand side. Ventilation grille fitted to rear wall. Contents 2x Red cushion covers.	Heavy scuff marks visible to interior walls throughout. Discolouration and wear present to base surface. Damp-like odour detected upon opening the built-in cupboard. No visible water ingress, active damp or mould observed at time of inspection.
12.18	Furniture & Furnishings		
12.19	Bed & Mattress	Light oak frame with slatted base and grey fabric headboard. Standard double mattress. - Measurements approx 135cm x 190cm (4 ft 6in × 6 ft 3in). 1x Fire resistant label visible.	Slats intact and secure. Appears in good clean condition - very small spot stains to fabric in places.

12. BEDROOM TWO (CONT.)

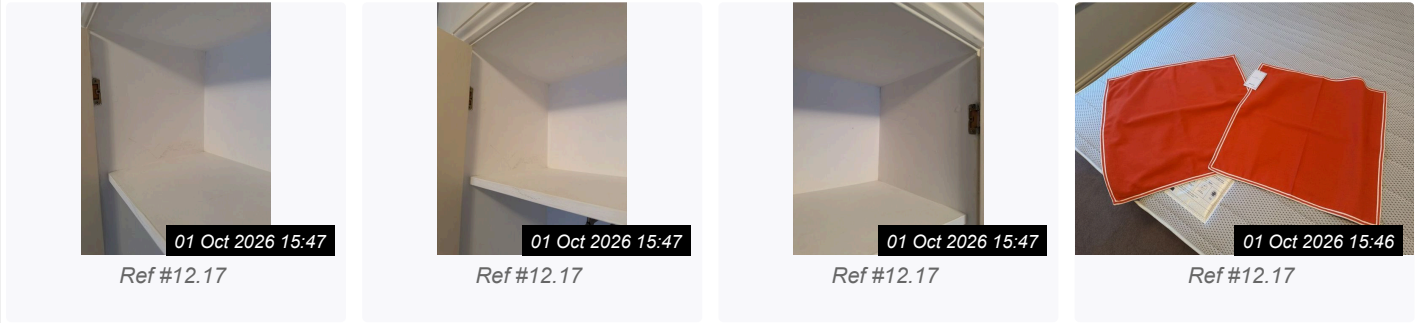
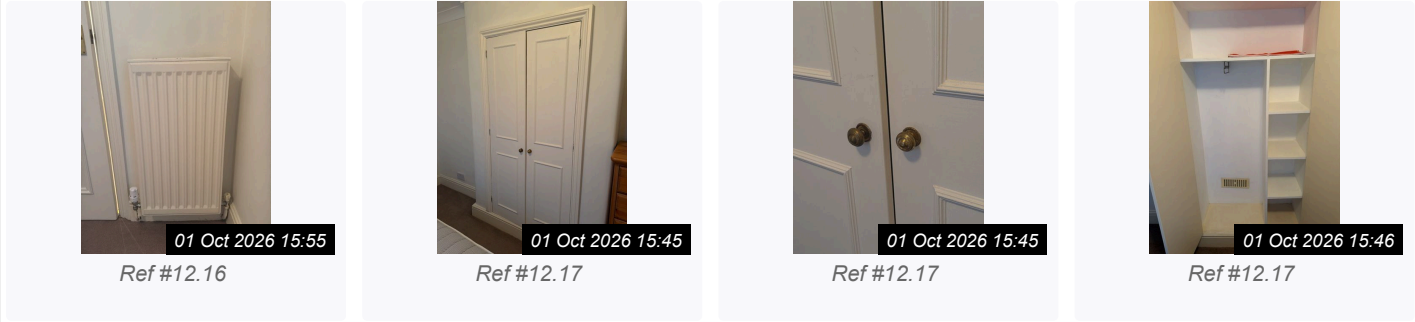
12.20	Chest of Drawers	Tall pine chest of 5 drawers with wooden knob handles. 1x Attached dressing mirror with supports. Small loose items and fittings found inside top drawer.	Faint surface scratch visible to front of lower drawer. Drawers operate smoothly; unit stands level and secure. Handles intact.
12.21	Additional Item		
12.21.1	-	1x Loose rug piece found under bed.	Heavily soiled.



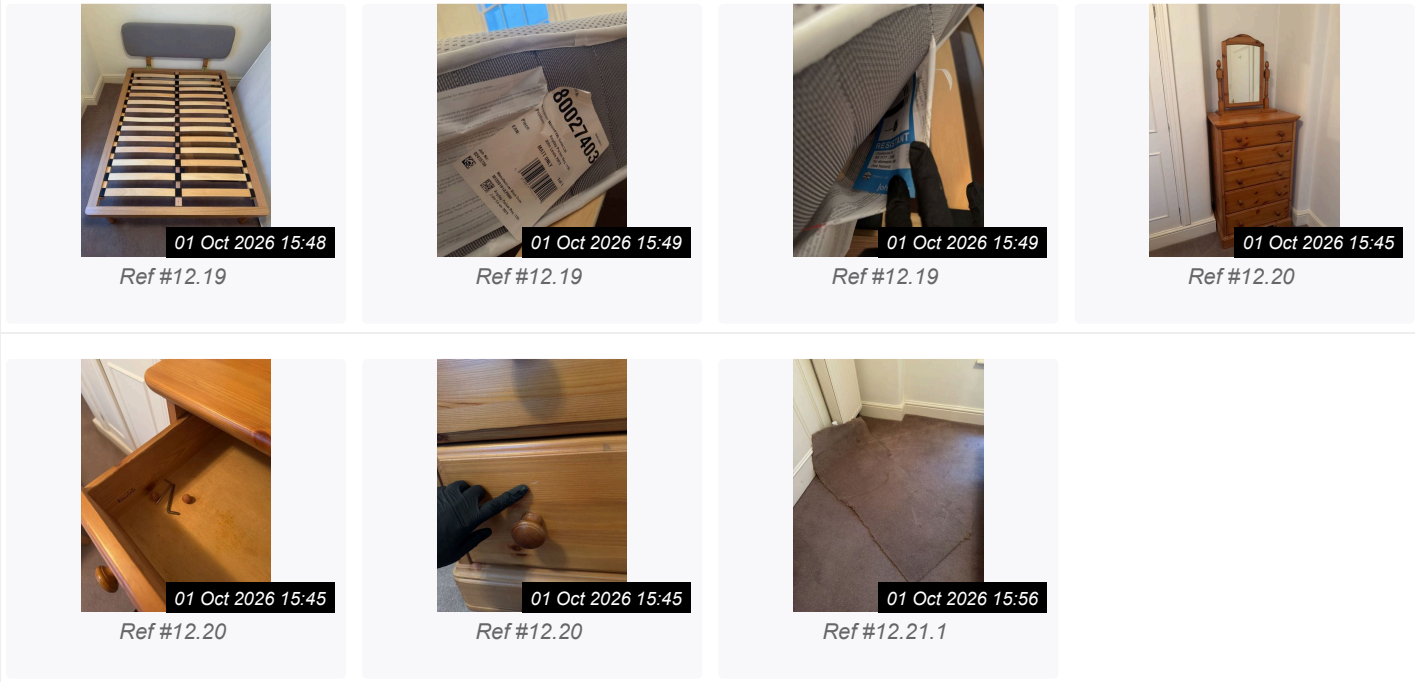
12. BEDROOM TWO (CONT.)



12. BEDROOM TWO (CONT.)



12. BEDROOM TWO (CONT.)



13. KITCHEN

Ref	Name	Description	Condition
13.1	General Overview		In good overall condition.
13.2	Ceiling	White-painted. 2x Smoke alarms.	Minor faint marks and surface lines visible across sections.
13.3	Walls	Pale-neutral painted. White wall tiles forming a splashback and extend halfway up the side walls.	Minor faint marks and small indentations visible in scattered areas. Grouting intact with no significant discolouration or damage. Edges clean; no chips, cracks or missing sections visible.
13.4	Flooring	Light oak engineered wooden flooring. Bronze metallic threshold strip fitted.	In good overall condition. Very light surface scratches in selective zones from normal use. Intact and secure.
13.5	Skirting Boards	White-painted.	General dents, paint cracking and surface imperfections visible in multiple sections. Areas of uneven paint and minor chipping present.
13.6	Fixtures & Fittings		
13.7	Lighting	3x Recessed spotlights. 3x Tube-style LED under-counter lights.	All in good, working order. All in good, working order.
13.8	Switches	1x Single white plastic light switch.	All in good, working order.

13. KITCHEN (CONT.)

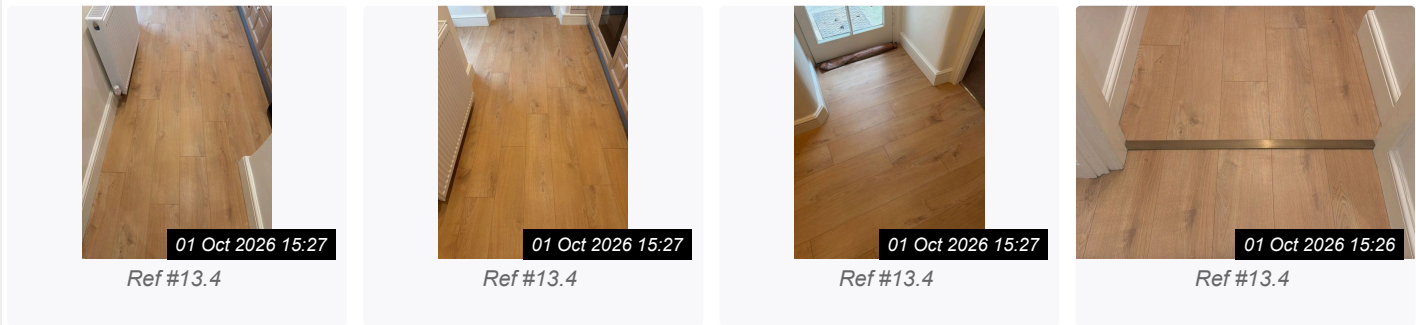
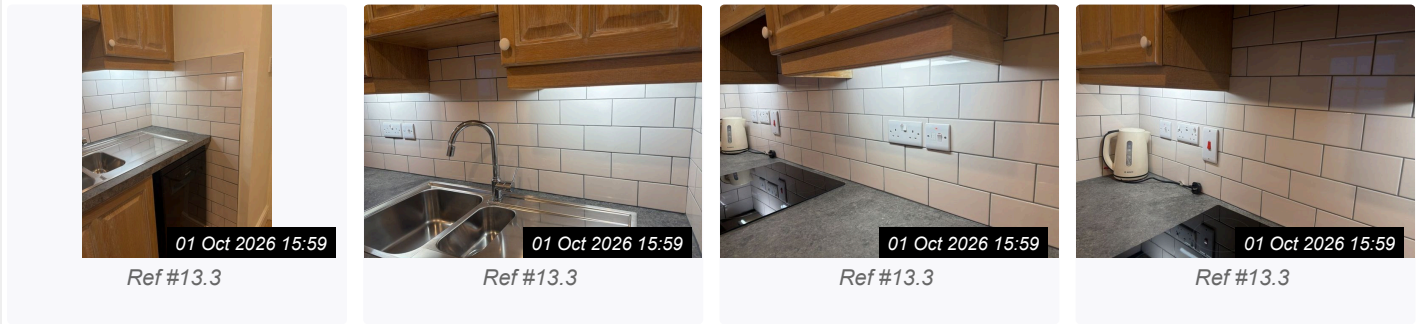
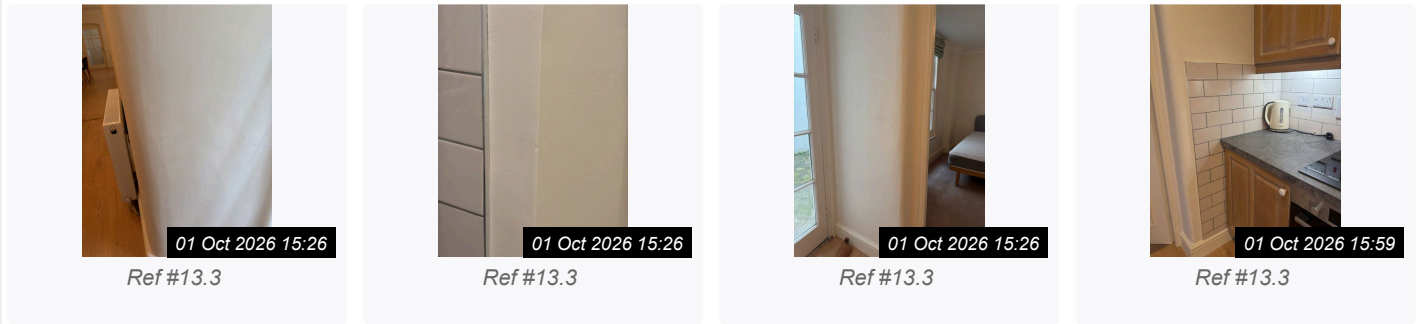
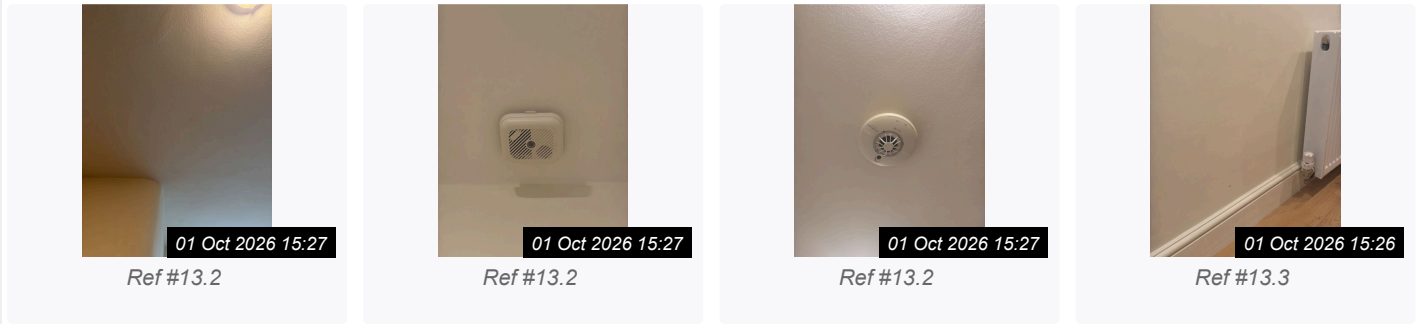
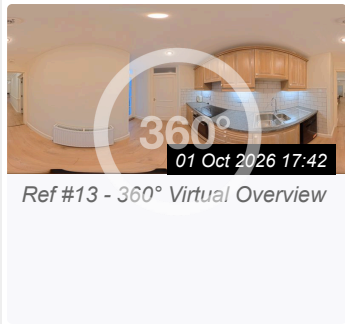
13.9	Sockets	2x Double white plastic sockets.	Tested for power using voltage tester; supply confirmed present and in working order. Fittings appear secure; no visible damage to casing or wiring.
13.10	Heating	1x White double panel radiator.	In good visual condition. Heating functionality not tested at time of inspection.
13.11	Extractor Fan	1x White plastic air vent fitted above wooden cabinetry.	Appears in good condition.
13.12	Kitchen Units	Range of light oak effect fitted cabinetry - top and base units. Cream round knob handles. Grey-finish plinth runs beneath base units.	Surface wear and light discolouration visible to door surfaces and edges in places. Some fading and patchy residue/coating wear present. All doors and drawers appear intact; handles secure. Appears secure.
13.13	Worktop(s)	Grey marble-effect worktop.	In good overall condition - no damage visible.
13.14	Sink & Tap	Franke stainless steel double-bowl sink with drainer. Franke polished chrome high-arc monobloc tap with pull-out spray head.	Surfaces clean and free from damage. Tap tested - all in good working order, no leaks detected.
13.15	Rear Door	White painted timber door with 8 glass panes and fixed transom window above. Brassed finish lever handle and keyhole lock visible. Draught excluder fitted along base.	Paint wear, scuffs and surface marks across door and frame throughout. Minor cracks and separation visible to frame sections. Handle finish tarnished; operational. Door shows signs of age and general use throughout. Intact and secure - slightly soiled.
13.16	APPLIANCES		
13.17	Extractor Hood	Integrated Cooker Hood. Large mesh filter. 2x Integrated light fittings.	Shows general signs of age and use throughout. Surface discolouration visible on casing and filter. 1x Bulb not in working order.
13.18	Hob	Bosch Ceramic Hob (Schott Ceran surface). 4 Cooking zones.	All 4 heating zones tested and confirmed in working order. Control panel responsive; displays functioning correctly. Surface shows fine light scratches consistent with use. No chips, cracks or major damage to glass surface.

13. KITCHEN (CONT.)

13.19	Oven	Bosch Integrated Oven. Model: HQA574BS3B / B3. Contents 2x Wire shelves. 1x Flat baking tray. 1x Integrated light fitting.	Tested for power - confirmed in working order. Control knobs intact and fully operable. Exterior finish in good condition; no notable scratches or dents. All in good, working order.
13.20	Dishwasher	Hotpoint Slimline Dishwasher. Model: HP2FE10CS90BUK. Contents Upper and lower rack. 1x Cutlery basket.	Tested for power - confirmed in working order. Interior surfaces clean; racks intact. Filter drain clean.
13.21	Under-Counter Fridge	Lamona Under-Counter Fridge. Model: L60130B. Contents 2x Clear plastic door shelves. 3x Glass interior shelves. 1x Lower storage compartment, still with protective wrapping. Integrated temperature control dial and internal light.	Tested for power - confirmed in working order. Appliance is newly installed.
13.22	Portable Appliances		
13.23	Kettles	2x Bosch electric kettles - cream finish.	Tested for power and heating - confirmed operational. Limescale noted to interior.
13.24	Toaster	1x Breville toaster - cream finish.	Tested for power and heating - confirmed operational.
13.25	General Contents		
13.26	Cabinets & Drawers	5x Ceramic mugs - 4x Plain cream, 1x Decorative patterned. 4x Clear glass tumblers. 1x Woven wicker basket. Under-sink cleaning set - 1x Black storage caddy, 1x Dish brush, 1x Scrubbing brush, 1x Plastic drainer/holder. Assorted kitchen utensils - 1x white/green patterned bowl, 1x Clear plastic food container with red lid, 1x Brush, 3x Spoons. 3x Lightbulb boxes. 1x Red plastic dustpan. A range of manuals/documents. 1x Wooden divided cutlery tray with green lining. 1x Blue pen. 1x White plastic 6-hole egg cup holder. 1x Boxed tap fitting set. 1x Small black rectangular item and 1x small Allen key.	All items appear intact and in used condition. No significant damage noted. Items not individually tested or inspected in full.

13. KITCHEN (CONT.)

13.27	Additional Item		
13.28	Draught Excluder	1x Brown leather-effect draught excluder placed at base of patio doors.	Light wear and slight soiling visible to surface.



13. KITCHEN (CONT.)



01 Oct 2026 15:27

Ref #13.5



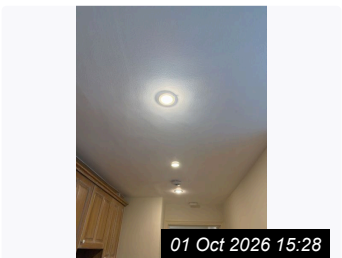
01 Oct 2026 15:27

Ref #13.5



01 Oct 2026 16:52

Ref #13.5



01 Oct 2026 15:28

Ref #13.7



01 Oct 2026 15:30

Ref #13.7



01 Oct 2026 15:30

Ref #13.7



01 Oct 2026 15:30

Ref #13.7



01 Oct 2026 15:30

Ref #13.7



01 Oct 2026 15:31

Ref #13.7



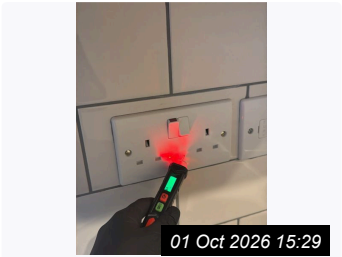
01 Oct 2026 15:29

Ref #13.8



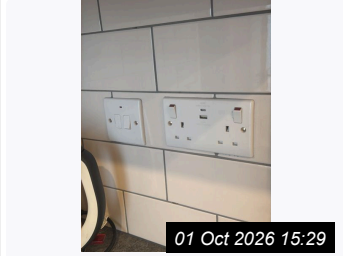
01 Oct 2026 15:29

Ref #13.9



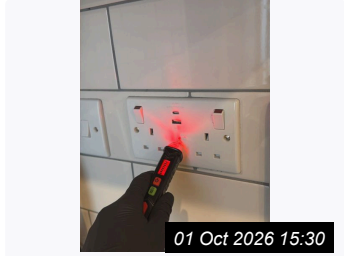
01 Oct 2026 15:29

Ref #13.9



01 Oct 2026 15:29

Ref #13.9



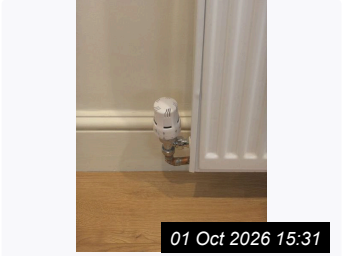
01 Oct 2026 15:30

Ref #13.9



01 Oct 2026 15:31

Ref #13.10



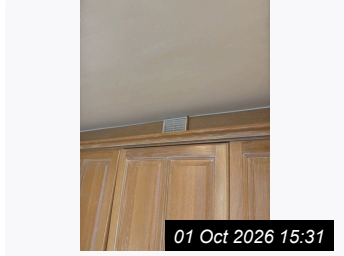
01 Oct 2026 15:31

Ref #13.10



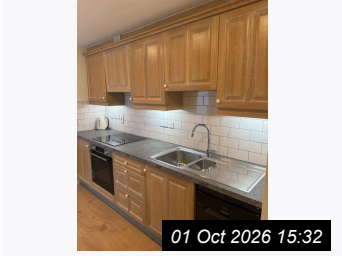
01 Oct 2026 15:31

Ref #13.10



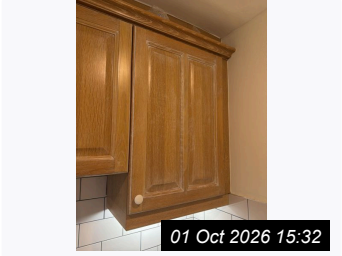
01 Oct 2026 15:31

Ref #13.11



01 Oct 2026 15:32

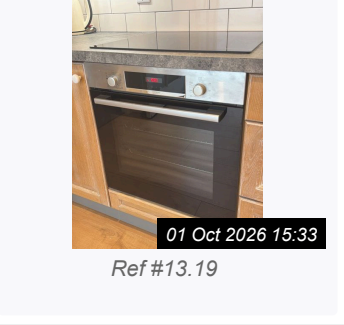
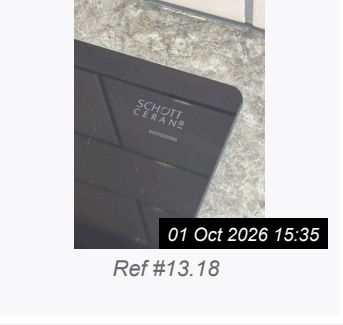
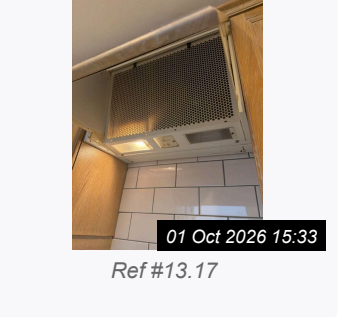
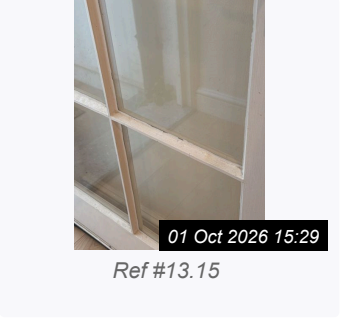
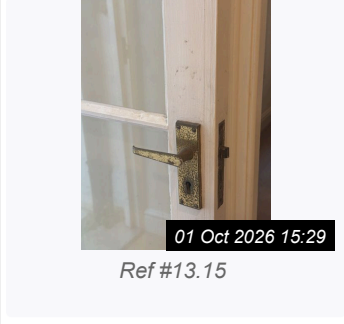
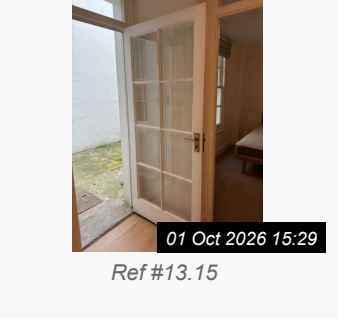
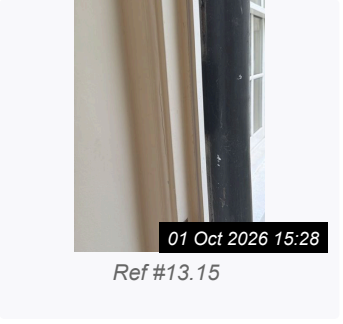
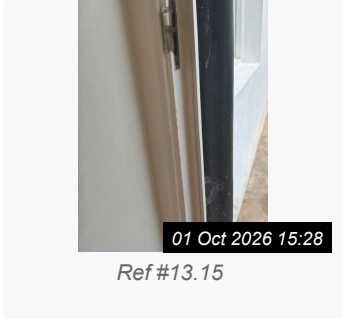
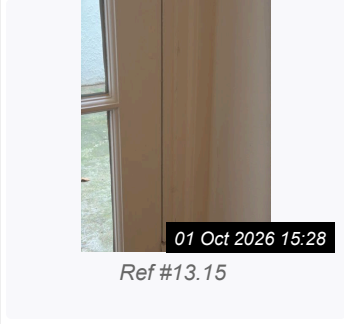
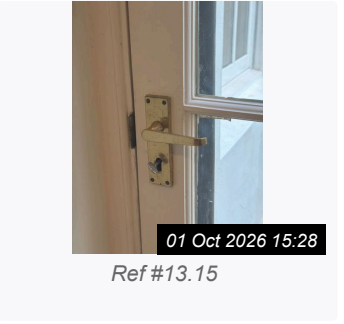
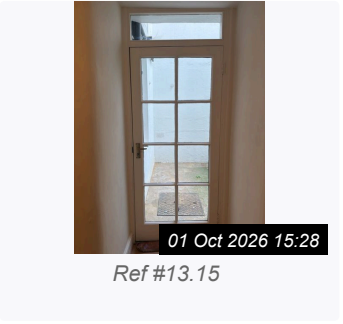
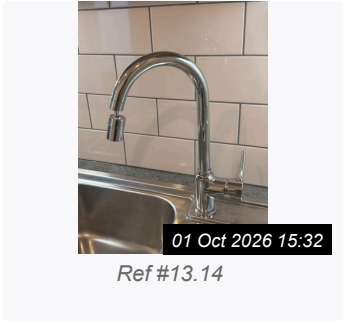
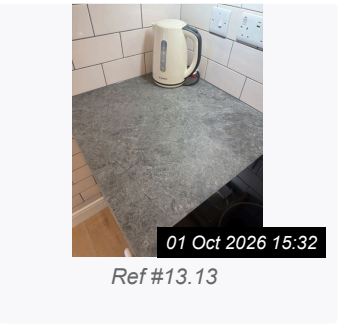
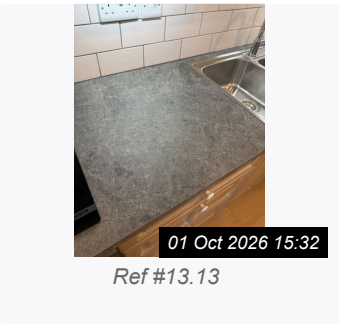
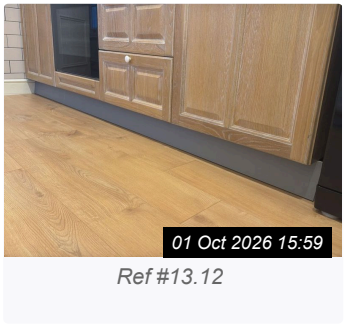
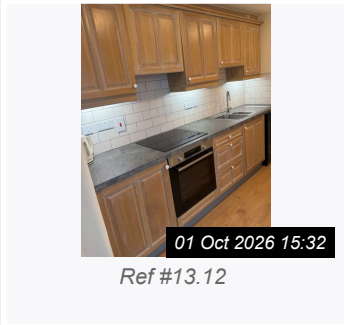
Ref #13.12



01 Oct 2026 15:32

Ref #13.12

13. KITCHEN (CONT.)



13. KITCHEN (CONT.)



01 Oct 2026 15:36
Ref #13.19



01 Oct 2026 15:34
Ref #13.19



01 Oct 2026 15:34
Ref #13.19



01 Oct 2026 15:36
Ref #13.20



01 Oct 2026 15:37
Ref #13.20



01 Oct 2026 15:37
Ref #13.20



01 Oct 2026 15:37
Ref #13.20



01 Oct 2026 15:37
Ref #13.20



01 Oct 2026 15:43
Ref #13.21



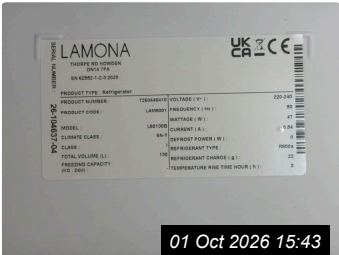
01 Oct 2026 15:43
Ref #13.21



01 Oct 2026 15:43
Ref #13.21



01 Oct 2026 15:43
Ref #13.21



01 Oct 2026 15:43
Ref #13.21



01 Oct 2026 15:38
Ref #13.23



01 Oct 2026 15:39
Ref #13.23



01 Oct 2026 15:40
Ref #13.23



01 Oct 2026 15:40
Ref #13.24



01 Oct 2026 15:39
Ref #13.26

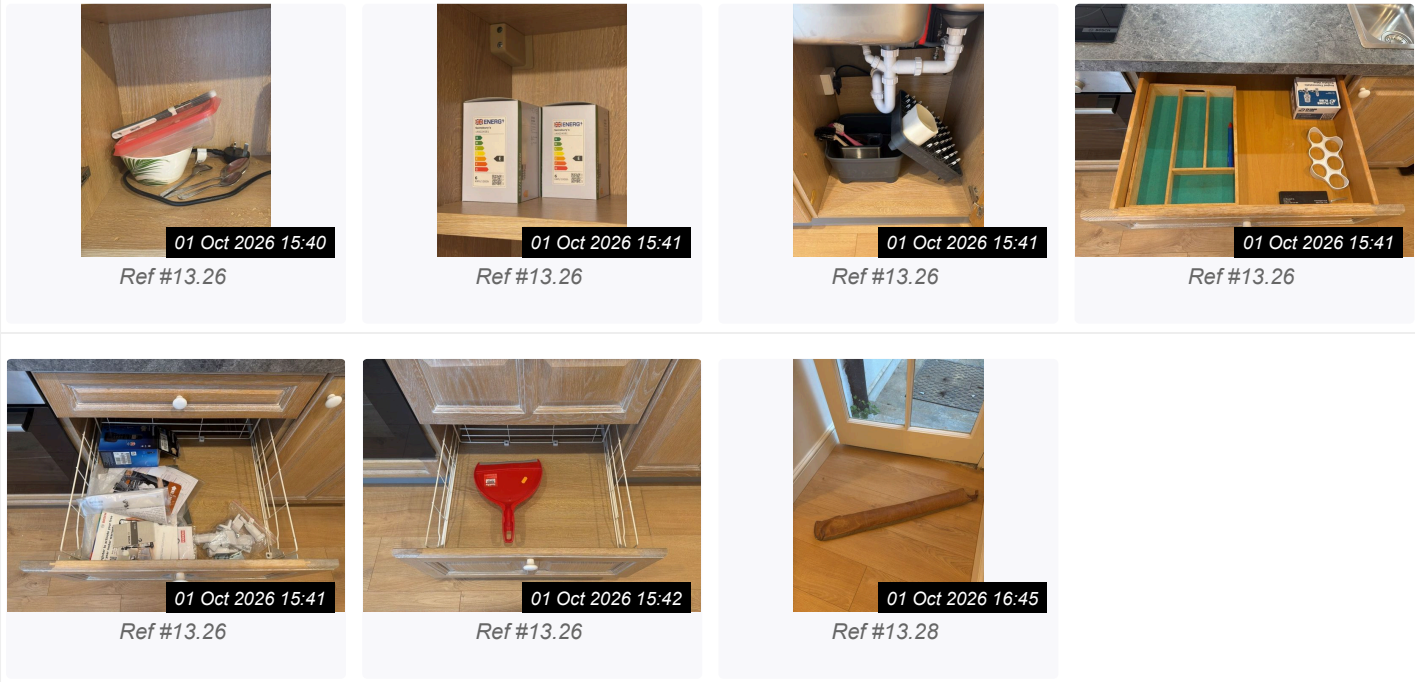


01 Oct 2026 15:39
Ref #13.26



01 Oct 2026 15:39
Ref #13.26

13. KITCHEN (CONT.)



14. REAR COURTYARD

Ref	Name	Description	Condition
14.1	General Overview		In fair condition overall.
14.2	Walls & Downpipes	White painted boundary walls; finish aged and uneven in places. Black painted downpipes and overhead pipework running vertically and horizontally along walls.	In fair / aged condition throughout. Drain clear of blockages.
14.3	Flooring / Paving	Large flagstone paving slabs throughout. 1x Metal access cover with rusted surface. 1x Metal drain grille, partially obscured by vegetation and debris. 1x Larger drainage inlet at base of downpipes.	Heavily weathered surface; extensive moss, algae and weed growth across most sections. Leaves and debris scattered over surface.
14.4	Cellar	1x Small white painted access door with black strap hinges and latch - provides entry to under-property storage / cellar space. Exposed brickwork throughout; some sections partially whitewashed. Arched ceiling.	Surface dusty and discoloured in places. General damp staining and age-related wear visible to surfaces.



14. REAR COURTYARD (CONT.)



Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.